



**Kite**  
PROPERTY

44 Buchanan Drive Woodforde SA 5072

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\$640 per week

Date available: 11 February 2026

[Book Inspection](#)

## Modern Townhome Living with Hills & City at Your Doorstep

Nestled in the highly sought-after Hamilton Hill Estate in Woodforde, this beautifully designed home offers the perfect balance of style, comfort, and convenience. Positioned just moments from the scenic walking trails of Morialta Conservation Park and within easy reach of the CBD, Norwood, Burnside Village, and the Adelaide Hills, this is an ideal location for those who value lifestyle and connectivity.

### DOWNSTAIRS FEATURES:

- Enter into a welcoming open-plan dining area that flows seamlessly into the sleek, light-toned kitchen featuring a central island, ample cabinetry, and a dishwasher.
- The spacious living area, bathed in natural light from the floor-to-ceiling glass sliding doors, leads to a private rear courtyard.
- A cleverly designed laundry nook is tucked conveniently on the ground floor.
- A remote-controlled single garage with internal access via rear stairs adds practicality and security.

### UPSTAIRS FEATURES:

- A generous landing space perfect for a study nook or compact home office setup.

- Bedroom 2 features mirrored built-in sliding robes.
- A spacious family bathroom includes a full-size bathtub, separate shower, and sleek modern finishes.
- The main bedroom impresses with extra-long built-in robes and a private ensuite, complete with a marble feature shower wall.

EXTRA DETAILS:

- Vertical wall climbers for added greenery in the private courtyard.
- Wall-mounted clothesline for functional outdoor laundry use.
- Ducted heating and cooling throughout.

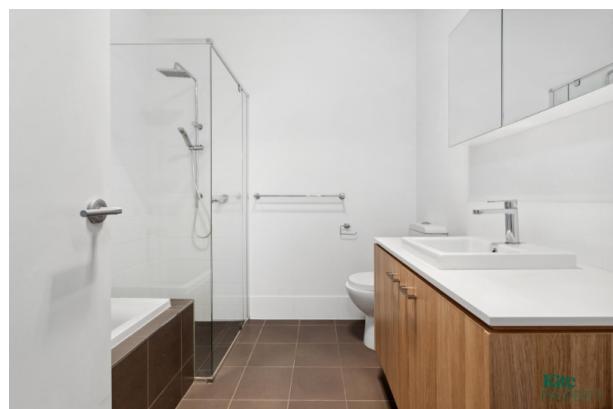
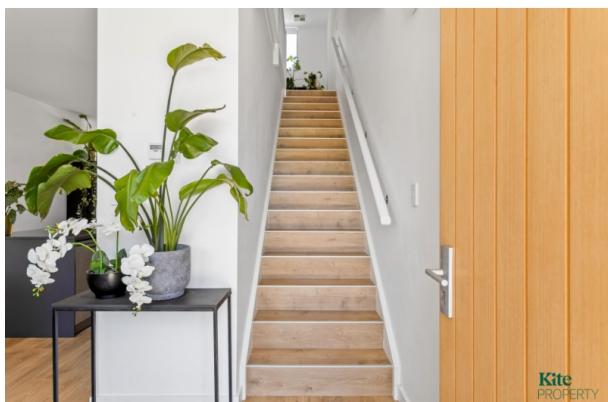
Step inside and experience contemporary living at its best!

\*Lease Term: 12-month lease +

\*Tenant to pay SA Water use and supply charges

All information provided has been obtained from sources deemed reliable. However, neither the agent nor the property owner guarantees its accuracy. We accept no responsibility for any errors or omissions. Interested parties should conduct their own due diligence and seek independent advice.

# Gallery

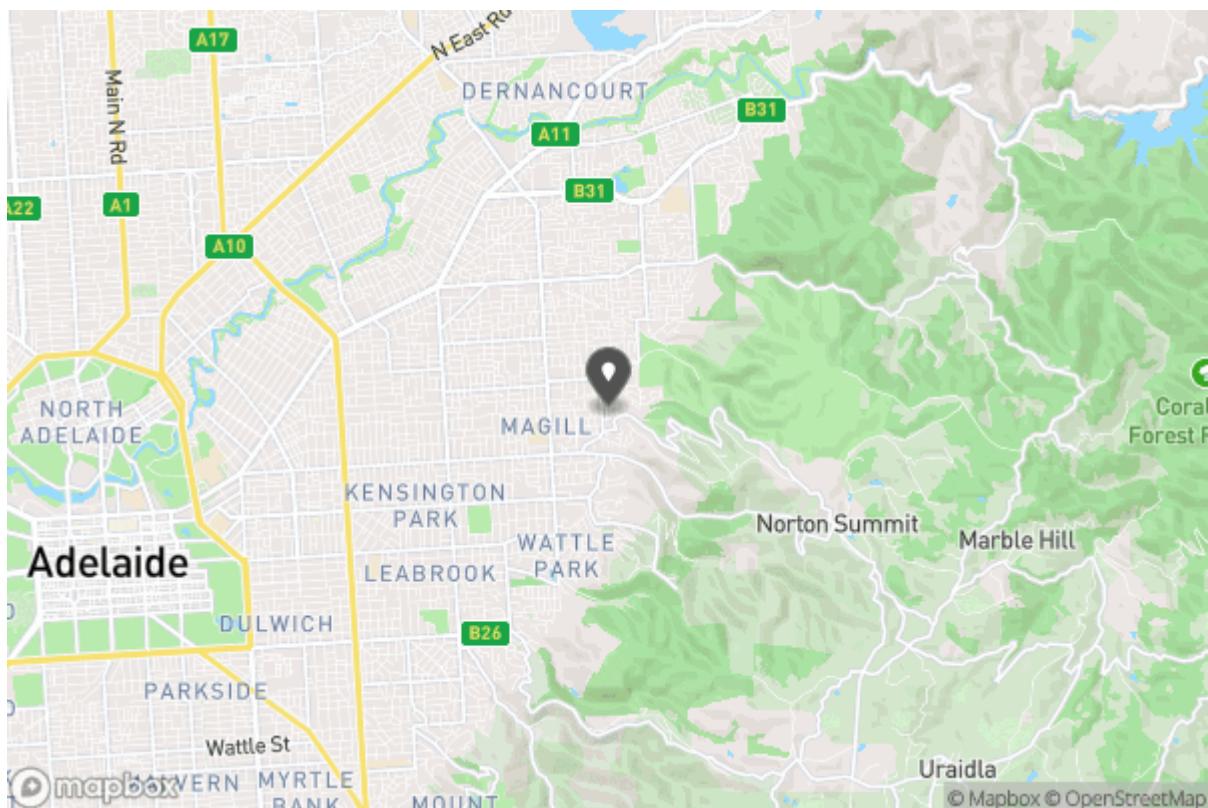




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# Location Map



# Floor Plans





Don't forget to  
confirm your  
inspection by  
SMS or email

Kite Rental 1

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### Why Book with Kite Property

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentAccountName=kite&address=44%2bBuchanan%2bDrive%252c%2bWoodforde>