

**204/40-48 Seventh Street, Bowden, SA 5007**



**Apartment For Sale**

Wednesday, 17 January 2024

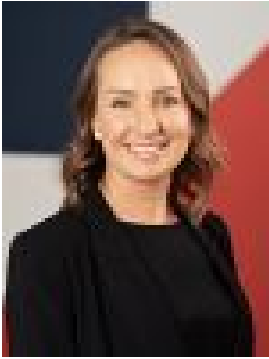
204/40-48 Seventh Street, Bowden, SA 5007

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Rachael Pavli  
0882674995

**\$540,000 - \$590,000**

Offers By | Tuesday 30th January at 10am. This modern 2014 built apartment in the newly redeveloped Bowden Precinct is an exciting opportunity for professional couples, first home buyers, downsizers, and investors alike. It doesn't get any better than this! Striking tiled floors flow through the apartment down to the open plan living and dining room where natural light gently infuses from the Northern aspect, through sheer curtains. The kitchen is well designed with a central island bar, stone benchtops, generous pantry space, gas cooktop, dishwasher and is all seamlessly integrated with the living area. Both bedrooms are of good proportion, and both offer built-in robes and carpets replaced 1 year ago. A deluxe main bathroom showcases semi-frameless shower screen, spacious mirrored wall cabinet and stone benchtops. The laundry is European style with built-in cabinetry and shelving. Relax outdoors and soak up the sun on the desirable north facing balcony or wander down the street to Emu Park and enjoy the open space and playground amenities. This complex has a spacious communal courtyard for all residents to enjoy. Briefly:- Pet friendly (25cm shoulder height)- Fresh neutral tones, three-step cornices and LED downlights, ceilings fans, 2 x split system air conditioners- Sliding glass doors to a North facing balcony- Two spacious bedrooms, both with built-in robes- Luxury main bathroom with modern amenities- European laundry- Secure undercroft car park with remote control access- Audio visual doorbell to the main entrance- Great location only 50m from Emu Park- 5-Star Energy Efficiency- 2.7m ceilings- Moments to Plant 4 and Plant 3 Bowden- Easy access to tram, train and bus- Walking distance to Bonython Park and Adelaide city. Impeccably positioned, a moments' walk to explore the dozens of dining opportunities at Bowden's Plant 4 & Plant 3 or wander to one of the local backstreet hotels. Enjoy entertainment and live music at the Entertainment Centre, The Gov or Adelaide Oval. Low maintenance surrounds certainly won't limit your lifestyle. The Adelaide Parklands and golf courses are a short walk away, perfect for your daily exercise and relaxation. A local IGA will provide shopping facilities for your daily goods or catch the tram to the Adelaide Central Market and enjoy the metropolitan vibe. Never has location been so relevant! Be part of it. Now. The zoned primary school is Brompton Primary and the zoned secondary schools are the in demand Adelaide High School and Adelaide Botanic High School. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) - purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.