

**207/46 Sixth Street, Bowden, SA 5007**

**Apartment For Sale**

Sunday, 10 December 2023

207/46 Sixth Street, Bowden, SA 5007

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 69 m2**

**Type: Apartment**



Ryan Smith

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## \$549,000-\$599,000

**\*\*Please note: At vendors request we will not be holding any private viewings prior to the first open inspection on the 16th of December 2023 at 11:00am. Thank you for your understanding.\*\*** Nestled just a brief 12-minute drive from the vibrant heart of Adelaide CBD, this modern two-bedroom apartment stands as an exceptional investment opportunity, an ideal downsizing choice, or the perfect start to your homeownership journey. As you enter, you're greeted by a main living area adorned with elegant floating floors and LED lights. A cascade of natural light permeates the space through the floor-to-ceiling windows, casting a radiant and airy ambiance throughout. The stylish kitchen is a focal point, boasting modern conveniences including a sleek stainless-steel cooktop, electric oven, retractable rangehood, dishwasher, and a sink with a convenient mixer tap. Abundant storage space ensures that every culinary need is met right at your fingertips. Two generously sized bedrooms, each adorned with built-in wardrobes, LED lights, plush carpeting, and floor-to-ceiling windows that invite the morning sunlight. The adjacent bathroom is a sanctuary, featuring a spacious shower with a chic glass screen, a toilet, a vanity with ample cupboard storage, and an integrated laundry area with provisions for a washing machine. Step outside, and you'll discover your very own expansive balcony retreat – a delightful space to entertain guests or relish quiet moments while indulging in your morning coffee. Situated in the sought-after location of Bowden, this residence is encompassed by the charm of multiple local schools and is conveniently within walking distance of Plant 4 Bowden. With its charming blend of modern features and a prime location, this apartment is destined to be swiftly claimed. Act quickly, as opportunities like these are to vanish from the market in the blink of an eye!

**ENTRY/HALLWAY:** • Floating timber hardwood-look floors • LED Downlighting

**LIVING & DINING AREA:** • Open plan area • LED lights • Floor to ceiling windows • Balcony Access • Split system heating and cooling

**KITCHEN:** • Electric oven and cooktop • Retractable rangehood • Mirror splashback • Sink with mixer tap • Dishwasher • Floating timber hardwood-look floors • Fridge Provision

**MASTER BEDROOM:** • LED lights • Built-in wardrobe • Carpet • Modern sliding feature door • Split system • Floor to ceiling windows

**BEDROOM 2:** • Carpet • LED lights • Built-in wardrobe • Split system • Floor to ceiling windows

**BATHROOM:** • Shower with glass shower screen • Laundry area with provisions • Floor to ceiling tiles • Sink with mixer tap • Vanity with cupboard storage

**CLIMATE CONTROL:** • Split system heating and cooling

**HOT WATER SYSTEM:** • Gas hot water system

**OUTDOOR ENTERTAINING / LANDSCAPING:** • Tiled balcony area

**STORAGE:** • Built-in wardrobes • Pantry

**POWER, VISION & INTERNET:** • NBN Available