

209/53 Gibson Street, Bowden, SA 5007

HARRIS

Sold Apartment

Friday, 3 November 2023

209/53 Gibson Street, Bowden, SA 5007

Bedrooms: 2

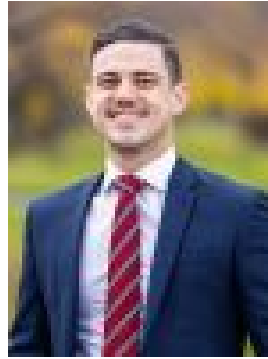
Bathrooms: 1

Parkings: 1

Type: Apartment



Georgie Todd
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Todd Penrose
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\$595,000

Best offers by | 12pm Tuesday 21st November Discover the epitome of sophisticated and sustainable urban living in one of Adelaide's most sought-after city fringe neighbourhoods. Situated within the prestigious "The Merchant" apartments, completed in 2016, this apartment patiently awaits its new owner. Designed to make your friends envious, featuring contemporary fixtures that perfectly complement the neutral decor. As you step into your open-plan kitchen area, you'll be greeted by stone countertops that seamlessly transition to the light-filled and versatile living and dining area, complete with ample storage options. Both bedrooms are generously proportioned with built-in robes. Bedroom 2 offers easy access to the balcony, where you can enjoy privacy and tranquility in your own outdoor setting. Experience the heart of Bowden, with Plant 4, IGA, Jarmer's Kitchen, The Gov, and weekly markets offering local delights, as well as nearby parklands, cycling and walking trails. A short stroll takes you to the North Adelaide Precinct, where O'Connell and Melbourne Streets tantalise your taste buds with their dining options, wine bars, and boutique shopping. For your convenience, the Adelaide Entertainment Centre tram stop is just moments away, providing a 5-minute journey to the city. Within reach, you'll find the new Adelaide Oval, Botanic Gardens, university campuses, laneways, cinemas, cafes, restaurants, and chic boutiques. And when you need a quick escape, the airport is a mere 8 kilometers from your doorstep. What's not to love...*

- * Spacious bedrooms with built-in robes*
- * Additional bathroom with laundry facilities and linen press*
- * Well-appointed kitchen
- * Mitsubishi ducted heating and cooling with zoning*
- * Secure building access with intercom for guests*
- * Convenient lift facilities*
- * Secure lock-up letterbox*
- * Additional storage lockers*
- * A five-star energy rating for the entire building*
- * Secure undercover parking for one vehicle*
- * Pet-friendly (small dogs allowed)*
- * Zoned for Brompton Primary School, Adelaide High School, and Adelaide Botanic High School.

Specifications: CT / 6180/448 Council / Charles Sturt Zoning / UN Council Rates / \$1,242.15pa SA water / \$154.02pa ES Levy / \$124.65pa Strata Manager / Strata Data Strata Rates / \$1,059.87pa Built / 2016 Estimated rental assessment / \$550 - \$600 per week / Written rental assessment can be provided upon request

Nearby Schools / Brompton P.S, Kilkenny P.S, Adelaide H.S, Adelaide Botanic H.S

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409