

**303/46 Sixth Street, Bowden, SA 5007**



**Apartment For Sale**

Tuesday, 2 April 2024

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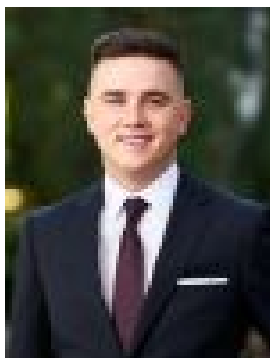
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 109 m2**

**Type: Apartment**



Tristian Kennedy  
0432898363



David Upadhyay  
0469003052

**\$599,000 - \$649,000**

This contemporary third-floor apartment epitomizes carefree living in one of Adelaide's most vibrant neighborhoods. Enjoy the comfort and convenience this unit provides, featuring two generously sized bedrooms, an open-plan living area, and a prime location in the heart of Bowden, surrounded by parks, eateries, shops, and public transport options. Both bedrooms offer built-in robes ensuring organization and tranquility. Split-system air conditioning units provide comfortable climate control in these serene spaces and the open-concept family area, perfect for both entertaining and unwinding. The family area seamlessly connects with the dining space and kitchen, and is illuminated by LED downlights. The kitchen boasts a frosted window splashback, ample cupboard space, a spacious bench, an automatic dishwasher, and a modern gas stove. Flowing effortlessly from this living zone is the expansive balcony, offering a serene outdoor retreat with treetop and city views. Convenient in-unit laundry facilities are discreetly housed within a cupboard, optimizing space while maintaining functionality. Living in this apartment complex grants access to a lift and an allocated underground parking space for one car. Positioned in Bowden, one of Adelaide's bustling inner north western suburbs, this property offers easy access to public transport options including tram, train, and bus services, along with essential amenities just moments away. Plant 4 and Plant 3 Bowden are a short stroll away, while a quick drive leads to Bonython Park and the city centre. Key Features: • Two-bedroom, one-bathroom apartment • Open-plan living/meals/kitchen area • Well-appointed kitchen with gas stove, dishwasher, and ample storage • Bedrooms with built-in robes • Bathroom featuring floor-to-ceiling tiles, contemporary fixtures, and a spacious vanity • Split-system AC in bedrooms and family area • Large balcony with picturesque views • LED downlights throughout • European laundry • Intercom system • Dedicated underground parking for one car • Storage locker in the underground garage • Lift access • Communal courtyard for residents to access • Close proximity to parks, eateries, and public transport • Plant 4 Bowden within walking distance • Brickworks Marketplace reachable within 7 minutes • Adelaide CBD less than 15 minutes away • Experience urban living at its finest with this immaculate Bowden apartment - a sanctuary of style, comfort, and convenience in a dynamic neighborhood. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | CHARLES STURT Zone | UN - Urban Neighbourhood Land | TBCsqm (Approx.) House | 109sqm (Approx.) Built | 2015 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa