

304/40-48 Seventh Street, Bowden, SA 5007

Townhouse For Sale

Saturday, 29 June 2024



304/40-48 Seventh Street, Bowden, SA 5007

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Type: Townhouse



Anthony Fonovic

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Best Offer Before 2pm Tuesday 23 July 2024 (USP)

Experience the epitome of comfort and luxury with this stunning property. Enjoy an open-plan, light-filled living area featuring a kitchen equipped with high-quality stainless-steel appliances including a gas cooktop, electric oven, & Bosch dishwasher. The kitchen boasts quality cabinetry, stone benchtops & breakfast bar for casual dining which overlooks the large lounge & dining area that leads out to a large balcony perfect for enjoying your morning coffee under the warmth of the morning sun. The master suite/parents' retreat is a spacious double bedroom with large ensuite featuring a stylish vanity, spacious shower alcove, W/C & fully appointed walk-in robe. Bedroom 2 has its own ensuite with vanity, shower & W/C, along with a private balcony offering sky vistas with stunning sunrises & sunsets. Bedroom 3 is also generously proportioned & includes a walk-in robe. All 3 bedrooms include R/C Air Cond & ceiling fans for year-round comfort. The home features three stunning bathrooms all filled with natural light. The building is secured with card access & includes an allocated secured car park. There's a spacious courtyard for communal use, bike storage compound & space to dry your washing outdoors. Additional features include a separate laundry with ample shelf storage and under-stair storage.

What We Love:- Quality kitchen with stainless steel appliances, stone benchtops & breakfast bar- Open plan living & dining opening onto private balcony- All beds with WIR & ceiling fan- Bed 1 & 2 with ensuite- Bed 2 with balcony- Rev Cycle Air Cond in living & all bedrooms- Three quality bathrooms- Two private balconies- Separate laundry with ample storage- Secure parking and building access

Take advantage of this fabulous city fringe location and lifestyle on offer. Close to the train, tram, Adelaide Entertainment Centre, and just a short 5-minute stroll to Plant 4 Bowden, where you will find bars, eateries, markets, events, and so much more.

SPECIFICATIONS
Year Built: 2014
Council: City Of Charles Sturt
Council Rates: \$ 310.53pq
Water Rates: \$74.20pq
Sewerage Rates: \$79.82pq
ESL: \$128.60pa
Corp Admin: \$1,596.00pq
Corp Sinking: \$598.50pq
Rental Estimate: \$750pw

Don't miss out on this unique opportunity to enjoy resort-style city living at its best! The accuracy of this information cannot be guaranteed & all interested parties should seek independent advice. RLA 274675