

305/1 Kevin Taylor Lane, Bowden, SA 5007

HARRIS

Sold Unit

Thursday, 18 April 2024

305/1 Kevin Taylor Lane, Bowden, SA 5007

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Tom Hector
0423767967



Jayden Finch
0434644901

\$636,800

Best Offers By 12pm Monday 29th April (unless sold Elevate your urban experience with this city-fringe stunner fusing unrivalled inner-west lifestyle magic that has made Bowden such a sought-after nexus for a thriving home-owner scene of young residents eager to weave their social habits with flawless downsized living. East-facing and flooding with natural light, step foot into open-plan brilliance as the dining, living, and beautiful balcony alfresco combine for one exciting entertaining hub encouraging daytime serenity as much as Friday night knock-off fun. All eyes on the resident chef whipping up culinary perfection in the designer kitchen awash with stone bench tops and gleaming Miele appliances, and where undivided interior design lets you cook with company and socialise as you serve with vino in hand. A free-flowing footprint gliding over stone tiles and beneath crisp square-set walls and windows, along with warming timber accents create a palette of natural textures and a calming aesthetic, while sleek fixtures and finishes ensure this top floor apartment remains a stylish haven for years to come. Impressive bedrooms with mirrored built-in robes, soul-soothing soft carpets and gently spinning ceiling fans, as well as a luxe ensuited master and sparkling second bathroom complete the top-tier build quality spilling with clever forethought and designer feature. Sunbathed communal outdoor entertaining areas, herb gardens, private storage and secure parking round-off welcome inclusions to this chic, Bowden beauty. And as if such picture-perfect apartment living wasn't enough – relish in surrounds that put popular cafés, delicious eateries and even the odd wine bar all at your fingertips for a social calendar that needs no further encouragement. At 2.5km to the CBD too, prepare to pump the treadly for a 10-minute ride into town or one-stop on the Train for unbeatable access to Adelaide's vibrant city-centre. Features you'll love:- Stunning open-plan entertaining potential as the living, dining and designer kitchen merge for one light-filled space- Fresh air balcony terrace inviting lots of natural light, as well as the perfect perch to savour morning coffee routines, sunny lunches and balmy evenings with friends- Sleek chef's zone flush with stone bench tops, stylish contrast cabinetry, and all Miele appliances- Lovely 2-bedroom footprint, both featuring soft carpets and BIRs - Luxe ensuite with walk-in shower and chic timber cabinetry to the master bedroom, and matching second bathroom for exceptional household convenience - Ambient LED downlights throughout, ducted AC, concealed Euro-style laundry, and clever study nook at entry- Separate storage area, secure car parking, and sunny communal outdoor entertaining facilities, BBQ, and herb gardens- Pets permitted (subject to strata consent) Location highlights:- Plant 4 packed with cool cafés and tasty specialty stores right at your fingertips, IGA Bowden too for all your shopping essentials, as well as Bowden Brewing and Oddio Wine Bar- Close to leafy local parks, across the road from pristine basketball and tennis courts, and easy walking trails leading you straight into North Adelaide or the CBD- Just 2.5km from town, letting you train, ride or Uber with pocket change Specifications:- CT / 6212/840 Council / Charles Sturt Zoning / UNBuilt / 2017 Council Rates / \$1200pa Emergency Services Levy / \$121.80pa SA Water Rates: \$153.70pq (usage paid by strata) Strata/Community rates per quarter: \$1300 (includes water and gas usage) Strata/Community Manager: Strata Data Nearby Schools / Brompton P.S, Kilkenny P.S, Adelaide H.S, Adelaide Botanic H.S Estimated rental assessment: \$550 - \$580 per week (written assessment can be provided upon request) 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 | 22640