

**404/3 Fourth Street, Bowden, SA 5007**



**Sold Apartment**

Thursday, 16 November 2023

404/3 Fourth Street, Bowden, SA 5007

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 115 m2**

**Type: Apartment**



Frank Zhao



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**\$620,000**

Embrace urban living at its finest in this exceptional residence, conveniently situated just across the street from Plant 4 Bowden—an iconic hub for food, wining, and cultural experiences. The two great-sized bedrooms offer both comfort and style, with the main bedroom featuring an ensuite, built-in robe, and ceiling fans. Bedroom two provides a stunning view through its spacious balcony, creating a perfect retreat. The modern open-plan kitchen seamlessly connects to the spacious dining and living area, filled with natural light and complemented by ceiling fans. Convenience meets functionality with the easy-access laundry, featuring a sliding door. Your vehicle will be securely housed in the basement carpark, complete with a storage container. The living area exudes spaciousness and warmth, creating a welcoming atmosphere. Safety is paramount with secure intercom and fob access. Beyond the property, discover the vibrant neighborhood with a one-minute walk to Plant 4 Bowden, a culinary and cultural hotspot. Enjoy quick drives to Brickworks Marketplace, the University of Adelaide, and the University of South Australia. Families will appreciate the proximity to North Adelaide Primary School, while recreational spaces like Bowden Skatepark and Mary Lee Park are just a short stroll away. Commute effortlessly with a three-minute walk to Bowden Train Station and a six-minute walk to Entertainment Centre Tram Station, offering convenient train and tram services to the CBD and Glenelg. Additionally, key landmarks such as the Adelaide Entertainment Centre, Royal Adelaide Hospital, and the CBD are all within a short drive. Experience a lifestyle of sophistication, connectivity, and cultural richness in this prime property. Seize the opportunity to make it your new home!

**Features:-** Two great sized bedrooms- Bedroom one with Ensuite & BIR and ceiling fans- Bedroom two with stunning view through spacious balcony- Modern open plan kitchen- Spacious dining and living area with ceiling fans- Easy access laundry with sliding door- Basement carpark with storage container- Commodious living area with ample sunlight- Secure Intercom and fob access

**Locality:-** 1 min walk from Plant 4 Bowden- 7 mins drive from Brickworks Marketplace- 8 mins drive from University of Adelaide- 7 mins drive from University of South Australia- 6 mins drive from North Adelaide Primary School- 2 mins walk from Bowden Skatepark- 3 mins walk from Mary Lee Park- 6 mins drive from CBD- 2 mins drive from Adelaide Entertainment Centre- 6 mins drive from Royal Adelaide Hospital- 3 mins walk from Bowden Train Station (Train service to CBD)- 6 mins walk from Entertainment Centre Tram Station (Tram service to CBD/Glenelg)

**Specifications:**Council - City of Charles SturtCT - 6192/584Council Rate - \$1,237 paBody corporate Fee - \$1054.78 pqESL - \$118 paWater Rates - TBCCall Frank on 0450 216 898 for more information, recent sold reports available on request or meet you on-site over the weekends.RLA 285210All 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 advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Kaide Real Estate office- 5/72 Carrington St for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.