

**602/14 Sixth Street, Bowden, SA 5007**



## House For Sale

Friday, 15 March 2024

602/14 Sixth Street, Bowden, SA 5007

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Nathan Gherghetta



Tariq Rick Birader  
0439188064

**\$599,000 - \$620,000**

Located in the heart of the highly desirable re-developed Bowden, this 2 bedroom, 2 bathroom apartment offers everything you need for that lock up and leave City lifestyle. Superbly located a stones throw away from Plant 4 Bowden, public transport, local schools and so close to the City CBD. With its modern design and desirable location, this apartment offers a comfortable and convenient lifestyle. The apartment boasts an abundance of natural light with its almost 13m long balcony, creating a bright and inviting atmosphere throughout. The living room provides a light and airy space to relax and entertain. There are two good sized bedrooms, both with balcony access and the master suite with private ensuite. Some of the quality features this apartment has to offer include: - Quality appliances throughout the kitchen including gas cooking- European laundry and sink area - Secure entry with fob access along with video intercom for guests - Large balcony with tree top views- Built-in robes in both bedrooms with an ensuite for the main bedroom - Ducted reverse cycle heating/cooling and fans in each room. A beautifully kept, shared ground-floor garden paradise and a nearby cooking area, perfect for hosting bigger gatherings at your convenience. \*\*Please note: This property is currently tenanted at \$460 per week on a periodic lease\*\*With low maintenance living, in a highly sought-after location, don't miss out on your opportunity. Contact Nathan Gherghetta on 0498 881 119 for further information or to arrange your viewing.

Year Built / 2016 (approx.) Council / City of Charles Sturt Title / Community Title Zone / UN - Urban Neighbourhood Council Rates / \$1,204.00 p.a. ESL / \$139.20 p.a. Water / \$164.77 p.q. - usage paid by community corp Admin Fee / \$989.76 p.q. Sinking Fee / \$444.38 p.q. Disclaimer: All information provided has been obtained from sources we believe to be accurate. However, neither the agent nor vendor guarantee this information. We accept no liability for any errors or omissions. All interested parties should conduct their own due diligence and seek independent advice.