

**103/47 Gibson Street, Bowden, SA, 5007**



**Apartment For Sale**

Thursday, 26 September 2024

103/47 Gibson Street, Bowden, SA, 5007

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Hi, I'm Your Gateway to an Urban Lifestyle...

Welcome to the epitome of low-maintenance living in this stylish apartment, perfect for those seeking a convenient urban lifestyle. With Bowden's trendy cafes and shops nearby, and North Adelaide just 10 minutes away, everything you need is right at your doorstep.

Step inside and be greeted by the spacious, open-plan kitchen, dining, and living area, featuring sleek timber-look flooring and a split-system air conditioner. The designer kitchen impresses with two-toned cabinetry, LED under-cabinet lighting, and modern stainless steel appliances, including a gas cooktop. A discreet cupboard neatly tucks away your laundry nook, combining practicality with aesthetics. Completing the living space is a designated study nook, offering the perfect space for working from home.

Glass sliding doors seamlessly connect the living area to a charming balcony, ideal for soaking up the sunshine or enjoying a quiet morning coffee.

The generously sized bedroom features plush carpet, a built-in robe, and a ceiling fan, while the sleek bathroom boasts floor-to-ceiling tiling, a walk-in shower, mirrored storage, and a built-in ledge, adding a touch of everyday luxury.

Located in the vibrant suburb of Bowden, this prime city-fringe spot offers an inviting lifestyle with its eclectic arts scene, trendy cafes, unique eateries, and boutique shops. Enjoy local favourites like Plant 3's Bowden Cellars and Brewery or the weekly markets at Plant 4. Plus, you're just minutes from North Adelaide's fine dining, cosy pubs, and specialty boutiques, as well as the luscious Adelaide Parklands and ample public transport options.

Whether you're after a low-maintenance investment or a chic residence in a prime location, this property is an opportunity not to be missed.

Currently tenanted for \$760 per fortnight until 27/01/2025.

Check me out:

Stylish one bedroom apartment in the heart of Bowden

Open plan kitchen, living and meals area

Designer kitchen with two-toned cabinetry, LED under-cabinet lighting and modern stainless steel appliances, including a gas cooktop

Concealed laundry cupboard

Study nook

Private balcony

Generously sized bedroom with plush carpet, built-in storage and ceiling fan

Bathroom with floor-to-ceiling tiling, walk-in shower and built-in mirrored storage

Split-system air-conditioner to living

Designated car parking space with storage cage

Prime location, walking distance to trendy cafes, shops and parks

And so much more

Specifications:

CT // 6254/251

Built // 2020

Build Size // 70 sqm\*

Council // City of Charles Sturt

Nearby Schools // Brompton Primary School, Adelaide High School, Adelaide Botanic High School

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement.

The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed.

Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

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