

**106/53 Gibson Street, Bowden, SA, 5007**



**Apartment For Sale**

Wednesday, 14 August 2024

106/53 Gibson Street, Bowden, SA, 5007

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Experience urban living at its best!

Please contact Danielle Comer or Rachael Farror for viewing times.

Discover the epitome of secure and modern living in this exceptional first-floor apartment, perfectly situated in the city-fringe suburb of Bowden, offering close access to all essential amenities, and popular local schools including Bowden Primary School, and Adelaide Botanic High School.

Step into this exclusive low-rise apartment complex through a secure entry foyer, where your convenience is enhanced by a dedicated parking space. A swift elevator ride takes you to the first floor, where your new home awaits.

Upon entry, you're greeted by a bright and airy open-plan living and dining area, thoughtfully designed for relaxation and comfort. Featuring a ceiling fan, this inviting space is complemented by a chef's kitchen, complete with a gas cooktop, dishwasher, and breakfast bar-perfect for entertaining or casual meals. Additionally, a convenient study nook offers an ideal workspace.

The modern interior features two elegantly appointed bedrooms, each equipped with built-in robes and ceiling fans for added comfort. The master bedroom enjoys the luxury of a private ensuite, while the second bedroom offers the added charm of glass sliding doors that open out to the balcony. A cleverly designed second bathroom, combined with the laundry, provides a space-saving solution with an additional shower and toilet, making your morning routines seamless and enjoyable.

From your North-West facing balcony, take in a bird's-eye view of the lively community below. Whether you're enjoying your morning coffee or unwinding in the evening, this outdoor space offers the perfect escape. Additionally, residents have access to a communal area, ideal for socialising and enjoying shared moments within the complex.

Ideally located near the CBD and a host of amenities, this Bowden apartment offers unmatched convenience, combining secure living, modern comforts, and an unbeatable location, making it the perfect place to call home.

Seize the opportunity to live within walking distance of the Adelaide Entertainment Centre, Coopers Stadium, Plant 4, The Gov, and a variety of popular dining and entertainment venues. Plus, with the CBD just a short train or tram ride away, you'll have everything you need right at your doorstep!

All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified.

Magain Real Estate Happy Valley

RLA | 222182