

**703/10 Park Terrace, Bowden, SA 5007**



**Apartment For Sale**

Sunday, 23 June 2024

703/10 Park Terrace, Bowden, SA 5007

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 124 m2**

**Type: Apartment**



Jason Wright  
0451497368

**\$689,000 - \$729,000**

Welcome to the vibrant community of Bowden! With unbelievable views of the Adelaide CBD, Adelaide Hills and beyond from the security of level 7, apartment 703 at 10 Park Terrace, Park Central Apartments offers a stylish blend of urban luxury & homey comfort coupled with ultimate convenience. Not only is this a pet friendly apartment, this larger than average two-bedroom, two-bathroom modern apartment features an elegant design with ample natural light, showcasing a sleek kitchen with a huge Caesar Stone island and Miele appliances that include gas cooktop, electric oven and dishwasher. The spacious open plan living has you questioning whether you are in an apartment or an expansive home. And... Did we mention those views? Available from your well proportioned private balcony, spacious living and both bedrooms. High ceilings and LED downlights complete the contemporary feel to a cleverly utilised space. Bowden is fast becoming an urban oasis of environmental sustainability with the unrivalled convenience of nearby cafes, shops, and transport that includes Plant 3, Plant 4 and its many eateries. Easily accessible some new local institutions include Bowden Cellars & Wine Bar, Bowden Brewing, Bobbibao & Jarmers Kitchen. Only a short stroll away is the newly refurbished Brickmakers Arms, A Place Coffee and Bowden isn't Bowden with out mentioning the famed "Gov" for easy access to live music and entertainment.

**THE ESSENTIALS:**

- Large open plan living
- 2 spacious bedrooms with views and built in robes
- 2 modern bathrooms
- Stunning city views from the balcony
- Modern kitchen with enormous Caesar Stone bench tops and ample storage
- Separate European laundry
- Close proximity to cafes and local supermarket

**WE LOVE:**

- Arguably one of Adelaide's BEST views
- Beautiful natural light
- Daikin MY zone ducted reverse cycle air-conditioning
- Intercom system
- Twin lift access (most have a single lift)
- Double-glazed windows throughout
- Secure underground carpark and storage room
- Monitored bike storage
- Secure mail room
- IGA grocer conveniently located just footsteps away
- Free tram service to CBD in less than 10 minutes
- Pet friendly!
- Zoned for Adelaide Botanic High School and Adelaide High School

Please contact Jason Wright or Carlos Mendoza from Harcourts Essential for further information and viewing times.

**Specifications:** CT / 6215/291 Council / City of Charles Sturt Council Rates / \$1,250pa Strata Admin / \$1,278pq Strata Sinking Fund / \$234pq Emergency Services Levy / \$152.80pa SA Water / \$153.70pq + usage

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**Disclaimer:** We are of the understanding that the information provided is accurate however we cannot guarantee accuracy and interested parties should make and rely on their own enquires to obtain legal and financial advice.