

Lot 7/28-44 Gibson Street, Bowden, SA 5007

polly property

Sold House

Tuesday, 11 June 2024

Lot 7/28-44 Gibson Street, Bowden, SA 5007

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



James Polacek
0403527398

Contact agent

This contemporary town home is in prime corner position overlooking Bowden's central park and Plant 4, with a never to be repeated outlook and location. The rooftop terrace is a highlight of the Walter Brooke Architect design – 3 levels of living include a second living room on ground floor – easily utilized as a home office, media room or fourth bedroom. An open plan kitchen, dining and living area adorns level one, with butlers pantry, subtle entertainment cabinetry to complement the living area, and an abundance of floor to ceiling double glazing to maximise the natural light. Accommodation is located on the second level, with spacious master suite (incl. ensuite) and main bathroom, and access to the rooftop terrace via internal staircase and landing area. Partially covered to offer a blend of protection from the elements without restricting your approximately 300 degree views, you are free to bask in the open air or take a quick glance toward Plant 4 to see how long the line is at your favourite coffee stop – the epitome of convenience and amenity. The Bowden location is no longer a secret – highlights include Plant 3 & 4 on your doorstep, established central park, an abundance of cafes, eateries, wine bars, nurseries and micro-breweries moments from your front door. Take your pick of train (new basement level station), free tram, bus, or meandering parklands stroll to the CBD, or wander the Torrens towards the coast. Other location based benefits include school zoning to Adelaide and Botanic High, proximity to CBD, city ring route, parklands, bio-med precinct, soon to be completed Womens and Childrens Hospital, and more. This unique opportunity in the otherwise long sold out Tribeca Bowden is not one to miss. Construction is set to commence imminently, by Scott Salisbury Homes, with completion date approximately September 2024. Please enquire via email or phone for detailed information and documentation. Other details and highlights:

- Double width garage via side access
- Smeg appliances throughout
- Turn key product including landscaping
- Solar panels, smart meters and provision for EV charging fitted as standard
- 5 Star Green star rating
- Sold via house and land contract to afford significant stamp duty savings
- This is the only town home available in the Renewal SA Bowden precinct off-the-plan.
- 12 month completion date is significantly less than typical – new roadway complete and land titled/ready to build
- This project is supported by Renewal SA via their master planned project “Bowden – Life More Interesting”
- Government vetted builder and developer for peace of mind – Scott Salisbury/Wellstone Property + Tomlin Projects/Walter Brooke Architects