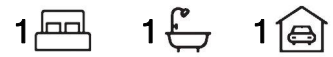


Bowden, 203/47 Gibson Street

Modern Comfort on the City Fringe



Best Offers By Wednesday 27th November @ 1pm

This modern apartment blends sophistication with comfort, providing an enviable lifestyle close to entertainment and transport options.

Entering the home into the open plan living and meals area, which is fitted with a split system air conditioner for year round comfort. A study area within the living room offers an ideal work from home nook.

Overlooking the living room, the kitchen offers ample storage, a gas cooktop and an integrated dishwasher. Conveniently, the laundry is tucked into the cupboards adjacent to the kitchen.

The bedroom has cosy carpets fitted, as well as wardrobes with mirrored doors and a

For Sale
\$540,000

View
ljhooker.com.au/X6EHDM

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LJ Hooker Mile End | Woodville
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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

ceiling fan. The bathroom features plenty of storage within the mirrored cabinets, and includes a walk in shower for easy access.

The balcony is an extension of the living area, as has telescopic glass doors, creating a larger doorway. The apartment has 1 allocated parking space, and a storage cage for bulky items.

You'll love the lifestyle this location offers. Nestled within walking distance to Plant 3 and 4 Bowden, which offer markets, events, cafes and bars. Hop across Park Terrace to North Adelaide to explore decadent restaurants and a bustling nightlife. You'll be able to leave the car at home and utilise multiple public transport options nearby including the tram which has a stop just moments away. Located within the Adelaide High and Adelaide Botanic High School catchment zone.

Key Features

- Open plan living and meals area with split system AC
- Study nook, adjacent to the living area
- Kitchen features ample storage, gas cooktop and integrated dishwasher
- Laundry conveniently tucked into cupboards
- Bedroom has cosy carpets, wardrobe with mirrored doors and ceiling fan
- Bathroom equipped with ample storage and a walk in shower
- Large balcony with telescopic glass doors
- 1 Carpark plus a storage cage
- Intercom access into the building
- Located within the Adelaide High and Adelaide Botanic High School catchment zone

Specifications

Title: Community Title

Year built: 2020

Council: City of Charles Sturt

Council rates: \$1,315.10pa (approx)

ESL: \$111.50pa (approx)

SA Water & Sewer supply: \$165.55pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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More About this Property

Property ID	X6EHDM
Property Type	Apartment
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

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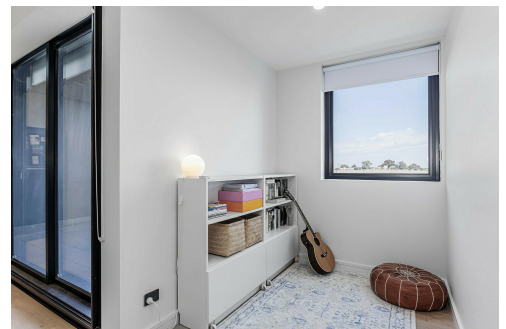
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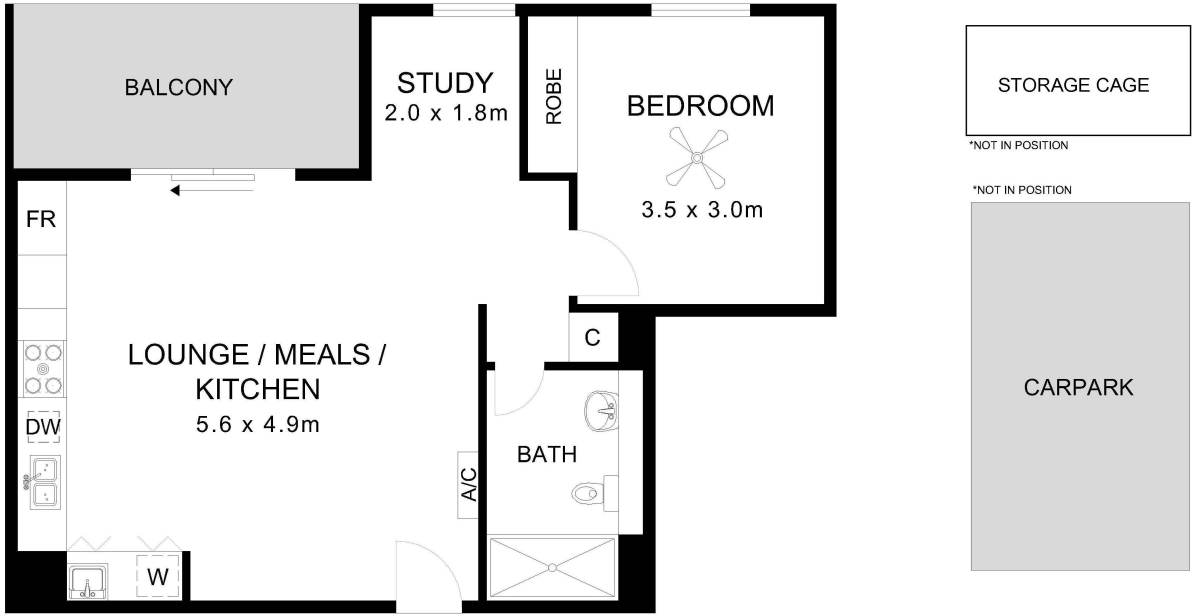
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For illustrative purposes only. All measurements are approximate.
Andrew Waters Photography