



Bowden, 102/1 Kevin Taylor Lane

Sophisticated Urban Living - Move Straight In!

Indulge in the allure of vibrant apartment culture right here at the architecturally designed Aeris on the Park apartments.

This two-bedroom residence on the first level stands as a beacon of modern elegance. Consciously drawn from the area's history combined with its industrial context, 'Aeris' offers the perfect contemporary and sophisticated low-maintenance lifestyle.

Step in and discover that quality is paramount in every detail, from the home's high ceilings and plush carpeted bedrooms to the sleek stone benchtops and premium appliances and fixtures that grace the apartment. Enjoy the essence of community living with the apartment's central communal terrace complete with outdoor furniture, vine covered pergola, BBQ facilities and kitchen garden. The perfect space for entertaining friends and family over the weekends.



For Sale

\$629,000 - \$649,000 Offers Closing by 16th July

View

ljhooker.com.au/4XMAFE8

Contact

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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.

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Property Highlights:

- Large and inviting open plan lounge, kitchen and dining area
- Sliding doors that lead out to your private balcony
- Modern and stylish kitchen boasting quality Miele appliances, gas cooking, under-bench oven, dishwasher and ample bench and cupboard space
- Two perfect sized bedrooms with built-in robes and ceiling fans
- Bathroom featuring vanity and frameless glass shower screen
- European laundry facilities with storage space
- Double glazed windows
- Private central communal terrace
- Secure car parking for one car in the basement with over bonnet storage unit
- Large storage room in the apartment
- Ducted reverse cycle air-conditioning
- Intercom system and secure key fob access for guests
- Security cameras and surveillance to the building
- High speed NBN connection
- Lift facilities
- Strata approved; small-pet friendly
- Water usage and gas included in strata fees
- Communal bike storage
- Solar panels NB (The solar power covers cost of electricity to all common areas only at this stage- hallways car park foyer etc)

Take advantage of Bowden's offerings: proximity to Jarmer's Kitchen for delightful evening dinners or lazy Sunday brunches, Plant 3 and Plant 4 with their plethora of delightful cafes and eateries, Adelaide Entertainment Centre and a free tram service into the city, all within walking distance.

Why wait? Grab the opportunity to nestle in this idyllic city-fringe haven now!

For more information about the property, contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322



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More About this Property

Property ID	4XMAFE8
Property Type	Apartment

Rosemary Auricchio 0418 656 386

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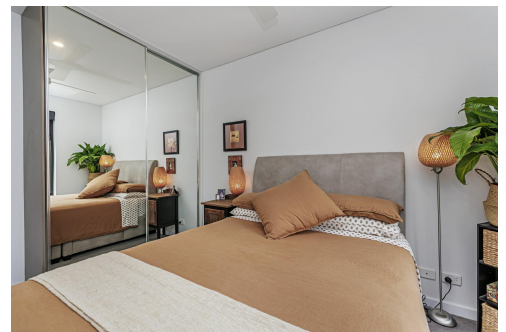
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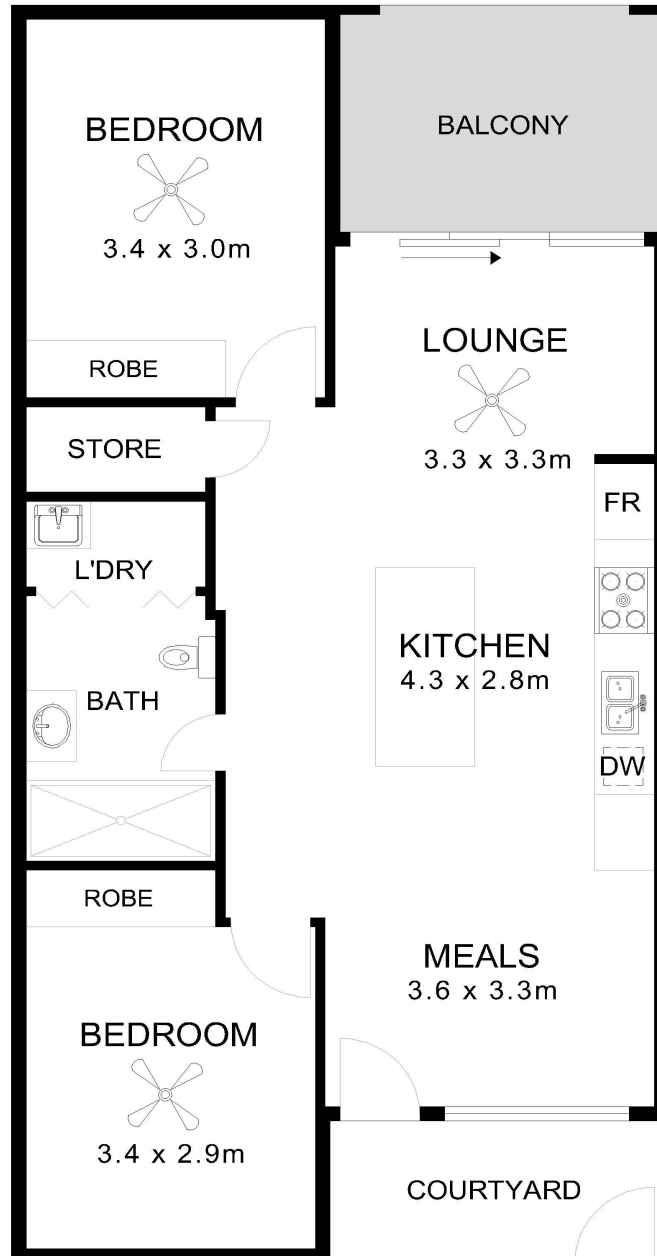
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STORAGE
(NOT IN CORRECT POSITION)



Approx Gross

Living = 70m²

Balcony = 8m²

Total = 78m²

102/1 Kevin Taylor Lane Bowden

For illustrative purposes only. All measurements are approximate.

Andrew Waters Photography



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