



## Bowden, 210/1 Kevin Taylor Lane

A Statement in Style & Convenience -- Minutes to the CBD

Indulge in the perfect balance of elegance, functionality, and effortless city-fringe living in this beautifully appointed Bowden residence. A statement in contemporary style, this stunning apartment has been designed to elevate everyday living with premium finishes, seamless indoor-outdoor flow, and an enviable location just minutes from Adelaide's vibrant CBD.

From the moment you enter, the refined open-plan layout welcomes you with its abundance of natural light, premium finishes, and an effortless indoor-outdoor connection.

The designer kitchen, adorned with sleek cabinetry and quality appliances, is a statement of both form and function-perfect for the avid home chef or casual entertainer. Flowing seamlessly from the living and dining area, the private balcony provides a tranquil space to unwind or host guests in style.



**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.



**For Sale**  
\$695,000 - \$745,000

**View**  
[ljhooker.com.au/4Z00FE8](https://ljhooker.com.au/4Z00FE8)

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**LJ Hooker West Lakes | Henley Beach**  
**(08) 8347 3666**

The master bedroom is a sanctuary of relaxation, complete with built-in robes and an elegantly finished ensuite. The second bedroom, equally inviting, offers built-in storage and easy access to the stylish second bathroom-ideal for guests or a home office setup.

Whether it's unwinding in the privacy of your retreat, starting the morning with sunlit views, or embracing the comfort of well-appointed spaces, this residence offers a home that truly nurtures and inspires.

Property Highlights:

- \* Spacious open plan living and dining area with seamless access to balcony
- \* Designer kitchen with stainless steel appliances, gas cooktop, dishwasher and ample storage
- \* Master bedroom with luxurious ensuite, built-in robes and fan
- \* Second spacious bedroom with built-in robes and ceiling fan
- \* Stylish second bathroom with sleek vanity and frameless glass shower screen
- \* European laundry facilities with storage space
- \* Double-glazed windows + Additional storage room in apartment
- \* Secure basement parking with an over-bonnet storage unit
- \* Ducted reverse cycle air conditioning for year-round climate control
- \* Access to a private communal terrace, offering an additional space for relaxation
- \* Intercom system and secure key fob access for guests
- \* Security cameras and surveillance to the building
- \* High speed NBN connection
- \* Lift facilities

Located in the heart of Bowden, this home is not just about the exquisite interiors but the vibrant lifestyle at your doorstep. Explore the artisan cafés, boutique shopping, and fresh markets of the renowned Plant 4 Bowden precinct. Enjoy green parklands for leisure strolls or bike rides, and benefit from effortless city access with nearby public transport links. Experience the ultimate blend of luxury and convenience in one of Adelaide's most sought-after locales.

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

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

<b>Property ID</b>	4Z00FE8
<b>Property Type</b>	Unit
<b>Including</b>	Ducted Cooling Intercom Balcony Dishwasher Built-in-Robes Secure Parking Liveability

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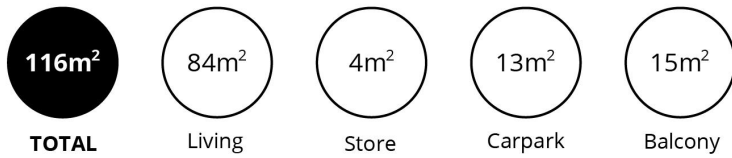
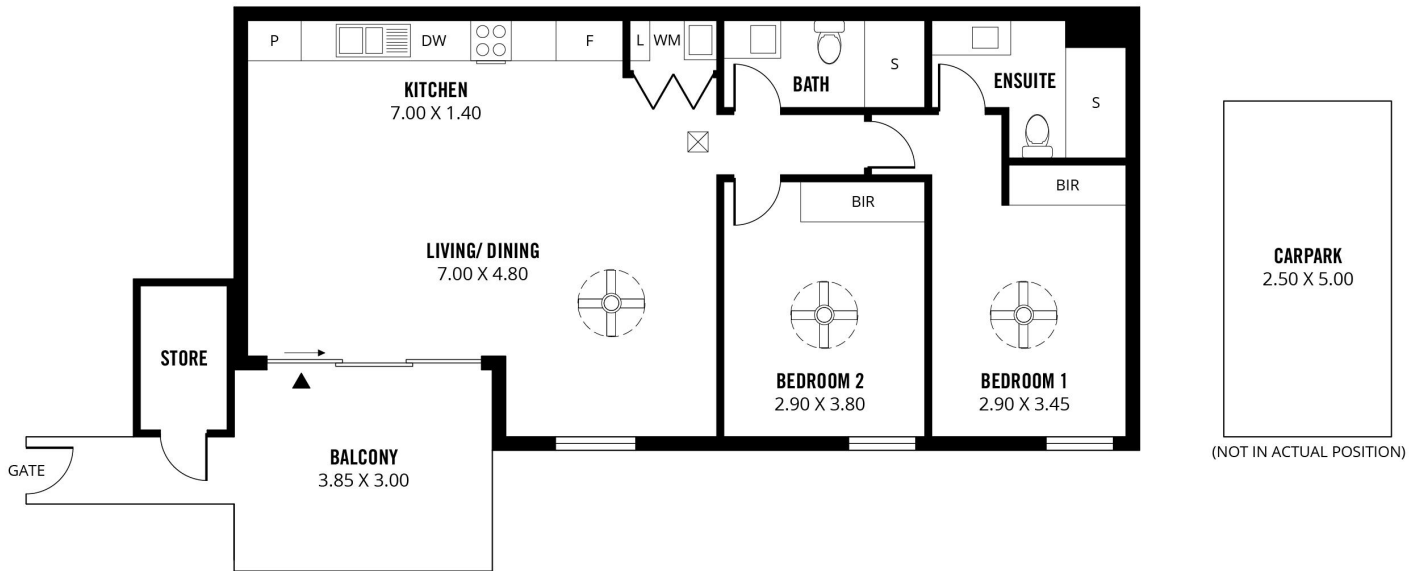
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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