



## G02/46 Sixth Street, Bowden

2 1 1

**REDUCED \$425,000 - \$435,000**

**'THE PICK OF THE BUNCH'**

**Web ID:** 14603110915

**John Colley**  
0418 816 621



Sought after, ground level apartment with fabulous private terrace, moments from everything. Larger than most and beautifully presented, offering two generous bedrooms and 'white' kitchen opening to the sun-filled north facing living/dining room. An ideal vibrant, cosmopolitan lifestyle with Plant 4, IGA, restaurants and the tram at your fingertips. A beauty!

### Features:

- Split system air conditioning to all rooms
- Ceiling fans to all rooms
- Automatic front gate release
- Lift access to secure basement parking
- 'Mirrored' built-in robes to both bedrooms
- 2 pac kitchen joinery with stone bench tops
- Stainless steel appliances
- NBN connected

Title Reference: Volume 6163 Folio 57  
 Community Strata Plan: 28285  
 Strata Maintenance Levy: \$1,055.20 per quarter (inclusive of sinking fund)  
 Zoning: Urban Core  
 Council: City of Charles Sturt  
 Council Rates: \$1,107.85 per annum  
 SA Water Rates: \$670.96 per annum plus usage  
 Emergency Services Levy: \$112.00 per annum