



## 1102/10 Park Terrace, Bowden

3 2 2

**\$770,000 - \$790,000**

**'THE BEST OF THE BEST AT BOWDEN'**

**Web ID:** 14603110922

**John Colley**  
0418 816 621



Absolutely stunning three bedroom, 11th floor penthouse apartment, in the highly acclaimed 'Park Central' building. Beautifully appointed throughout boasting some 143sqm of living space and affording the most breathtaking views of the City, parklands and hills that you are likely to encounter. Comprising three bedrooms - including master with stunning ensuite and extensive walk-through robes, top-of-the line kitchen opening to the generous living and dining areas, 2nd bathroom and separate laundry. With 2 secure carparks, storage locker and a short stroll to Plant 4, IGA, Jarmers and trams, trains etc., the offering is highly recommended. A one off!

Title Reference: Volume 6215 Folio 321

Community Strata Plan: 41508

Zoning: Urban Core

Council: Corporation of the City of Charles Sturt

Council Rates: \$1,848.65 per annum

SA Water Rates: \$970.80 per annum plus usage

Strata/Community Maintenance Contribution: \$827.00 per quarter, including sinking fund

Tenancy: Leased to 17/01/2020 at \$600 per week