



## 204/46 Sixth Street BOWDEN SA

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We present this immaculate 2015 built 2-bedroom apartment, located on the fringe of the city that boasts lifestyle, location and greenery nearby at Bowden Park.

If lifestyle is what you are after, you are within walking distance to Plant 4 Bowden, where there are weekly rotation of markets and special events. Why not meet up with friends at one of the unique cafes and eateries nearby surrounded by lush green parklands. Or take a 5-minute walk to the tram for a quick ride into the city for work, study or leisure?! There is even the addition of the new train station for your convenience too.

Currently tenanted with a monthly rental of \$2,172.62 and secured until 09/02/2022, this is a great opportunity for an

<b>Type</b>	: Apartment
<b>Price</b>	: \$ 440,000
<b>Building Size</b>	: 73 sqm
<b>Land Size</b>	: 86 sqm
<b>View</b>	: <a href="https://www.magain.com.au/property/2046-sixth-street-bowden-sa/8423274">https://www.magain.com.au/property/2046-sixth-street-bowden-sa/8423274</a>

[For full version visit the website](#)

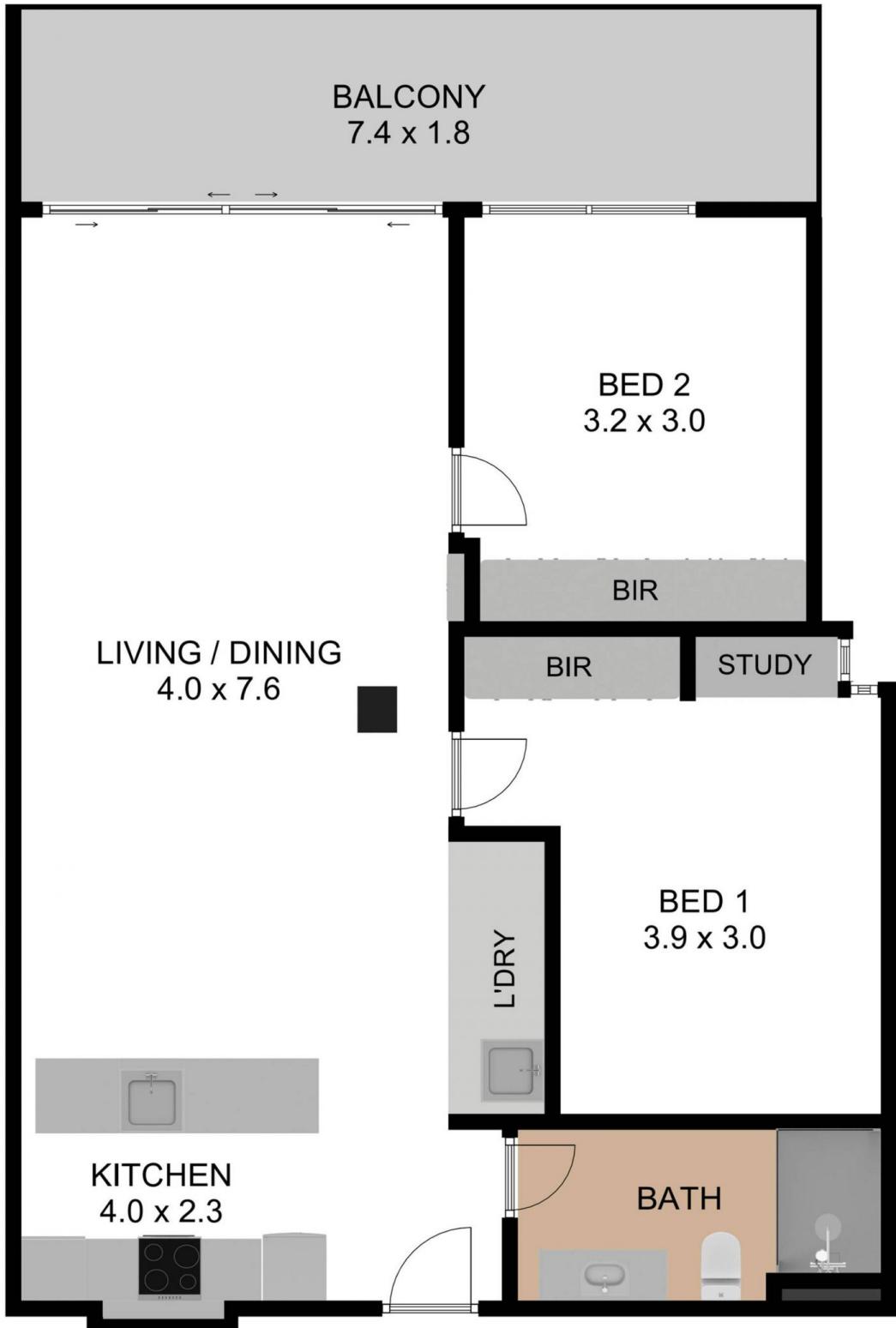


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204/46 SIXTH STREET, BOWDEN SA 5007

TOTAL INTERNAL LIVING AREA : 79.40 M<sup>2</sup> BALCONY : 13.60 M<sup>2</sup> GRAND TOTAL : 93.00 M<sup>2</sup>

THE FLOOR PLAN IS FOR ILLUSTRATION PURPOSE ONLY. MEASUREMENTS ARE APPROXIMATE AND INTERNAL. NOT TO SCALE.



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