

**Bowden**  
100 Drayton Street



**Thriving emerging precinct, adjacent to North Adelaide and just 5kms from the CBD**

A handsome piece of South Australian history with unlimited potential for innovation in the well-connected neighbourhood. 3 CTs on 1440m2 approx.

The State Heritage Church, circa 1893, corner of Drayton Street and Fourth Place is a fine example of its time. In excellent condition and retaining many of its original hallmarks which include stained glass windows, superb timber flooring and vaulted timber ceiling.

The Community Hall dated 1898, corner of Hawker Street and Drayton Street, comprising large open light filled space, offices, rec room, utility room, WC and store. Plus open car park for multiple vehicles.

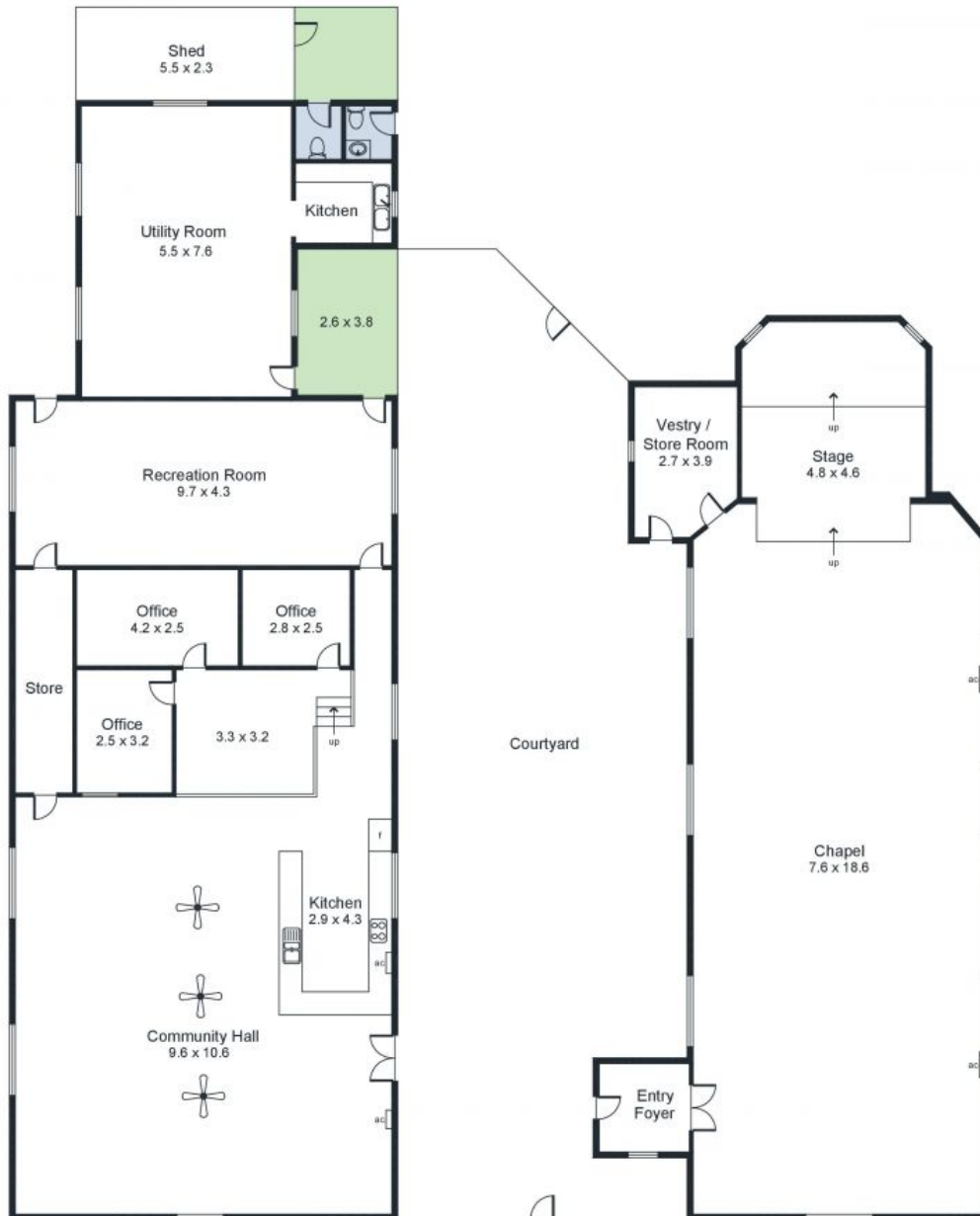
Community Hall outbuilding and carpark corner of Hawker Street and Fourth Place.

The site is subject to a Commercial lease agreement expiring 31 December 2022.

Bowden is a hot spot for inner city living, where old and new coexist to create an edgy, eclectic, exciting environment.

A sought after location with the luxury of position, paired with a vibrant community feel.

Convenience is paramount with regular train, tram and bus services right on the doorstep plus the Linear Park for the cyclists and those on foot.



Area (Estimate only)	
Community Hall	257.4 m <sup>2</sup>
Chapel	178.6 m <sup>2</sup>
<b>Total</b>	<b>436.0 m<sup>2</sup></b>



For illustrative purposes only.  
All measurements are approximate

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All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts. If you are seriously considering this property we strongly recommend that you advise the Agent so that you can be contacted if the Vendor decides to accept an offer prior to auction or offers by deadline.