

**BOTTEN
+ BOWSER**



69 MELBOURNE STREET | NORTH ADELAIDE



welcome

+

We present to you Botten + Bowser, a small collection of carefully designed apartments in one of the most coveted locations of Adelaide.

A village-like interlude between suburb and CBD, and encircled by parklands, Melbourne Street in North Adelaide is an inner-city sanctuary.

Generous choice combined with timeless interior design and treetop-views offer an outstanding opportunity for you and your future.



inspired by independence

Botten + Bowser is inspired by a story of independence and identity.

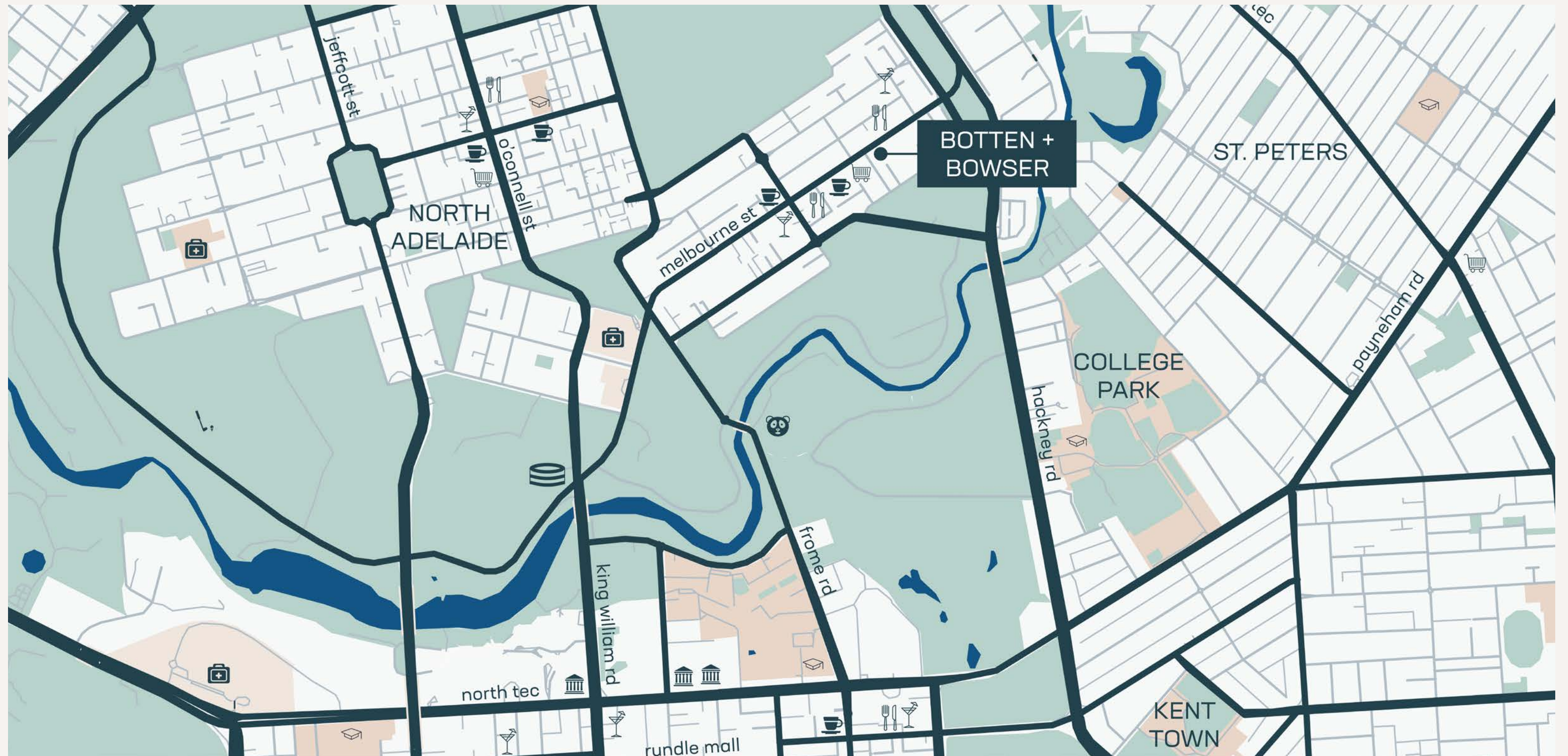
Town Acre 982 was subdivided in the early 1880s and Botten + Bowser will be sited on Allotment 92 and 94 (better known as 69 and 71 Melbourne Street).

Phineas Botten, a stockbroker, blacksmith, constable and councillor in Prospect, purchased allotment 94 in 1888.

In 1882, Mary Bowser (nee Botten), a married woman and Phineas' sister, purchased allotment 92 for her separate use.

The same year, on the other side of the world, the UK passed the Women's Property Act of 1882, which allowed married women to have an identity (legally recognised as separate to their husband's) and therefore purchase property.

We are inspired to create a building that embodies our rights to independence and empowers you to customise a home that becomes an extension of your unique identity.



the heart of north adelaide

Melbourne Steet, where the city meets the parklands, boasts a strong village-like community.

Melbourne Street is home to long standing businesses and public houses such as the Lion Hotel, The Kentish Arms, and is littered with cafes such as The Store, UR Caffe and First Pour.

Grab a bottle of red from Melbourne Street Cellars after a long day in the office or eat out at the fantastic Yakitori Takumi for tapas-style Japanese cuisine and a great whisky.

It's a short walk from our beloved Adelaide Oval for football games or cricket, and the parklands are right on your doorstep with excellent running tracks, children's playgrounds, tennis courts and football fields.

Stroll across to the Botanic Gardens for an afternoon picnic, head to the zoo, or walk home after dinner on Rundle Street on a warm Saturday evening.



an effortless way of living

“A place for everything,
everything in its place”
– Benjamin Franklin

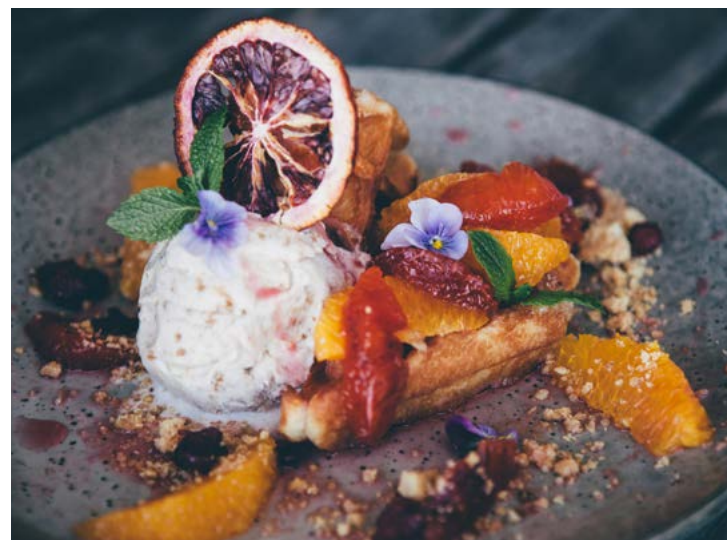
Close your eyes and imagine that everything you own has a purpose and a place in your heart, that every item is a direct expression of who you are and how you and your loved ones’ function and live within your home.

It’s a dream of congruity between what you believe in and what you own.

Now imagine that everything you use, cherish and love has a specific place within your home that is just right.

If this could be true, keeping everything in its right place becomes effortless. This is our dream for you.





surrounds among the best in the city

The best location for foodies, sports fans, theater nuts or lovers of night life. Botten + Bowser is an easy walking distance from the CBD, great cafes and restaurants, the Adelaide Oval and the Adelaide Festival Centre.



believe in a better home, lifestyle + future

Make the most of your leisure time
at street level in the welcoming local
community or relax above it all,
enjoying the amazing city or tree top
views from your apartment balcony.





a considered approach to design

From planning to design, construction and operation we believe in a sustainable approach to development.

We have designed Botten + Bowser with a conscience and an understanding that if we want to leave a legacy, it must be one that cares about fresh air, low energy consumption and sustainability.

We aspire to create the outdoor living experience of shade and shelter, louvre screening and greenery, with each apartment balcony afforded a garden feel whilst still enjoying views beyond. Climbing star jasmine

framing all north-facing balconies; shade tolerant shrubs, grasses and kangaroo paw to the south facing balcony planters.

The building carefully considers thermal comfort through passive design, keeping the warm and cool air where you want it depending on the season, and uses construction materials consciously with insulation, sustainability and acoustic integrity as our focal point.







Comfort + style in your ultimate home

Discover a home that reflects a modern lifestyle through its design, style, quality and technology.

Six levels of exclusive living orientated north to Melbourne Street or south to the parklands and CBD provide an exceptional offering not available elsewhere.

A small selection of one, two and three bedroom residences offering nine different floorplates allow you to choose and customise based on your lifestyle.

With interiors focusing on clean lines, rich textures and soft palettes, and home functionality focusing on high-speed internet and smart home automation, each residence will be entirely unique and founded on an ethos of quality materials and effortless, smart living.

behind the project

“Individual commitment to a group effort - that is what makes a team work, a company work, a society work, a civilization work.”
--Vince Lombardi

Citify and Bert Farina Constructions are delighted to join forces again for Botten + Bowser, a project that captures modern, innovative building design and an outstanding living opportunity for future residents.

C I T I F Y

Focusing predominantly on urban infill development projects, Citify is proud to be developing townhouse + apartment projects in popular high street locations in Adelaide's best inner suburbs.

With an emphasis on value to buyers, sustainability for the future and innovative construction, Citify delivers a competitive and desirable range of homes and investments.



Bert Farina Constructions (BFC) has been a family owned and operated company since 1967 with expertise in bespoke residential, large scale developments and commercial projects.

BFC prides itself on continuous innovation of the construction process and passionately pursuing building excellence.



69 Melbourne Street | North Adelaide

bottenandbowser.com.au

DISCLAIMER: Any dimensions, layout, design features, views, areas, images, photographs & artist's impressions are for presentation purposes & indicative only. They are subject to change in accordance with the Contract of Sale & are subject to planning approval. All internal/external furniture (including study desks) & white goods are NOT included. Any dimensions or areas may differ from surveyed areas due to different methods of measurement. External areas include planter & tiles areas (where applicable). Final product may differ from that described. Location of condenser units may change & may not be shown on these plans. Purchasers should check the terms & the plans & specification included in the Contract of Sale carefully prior to signing the Contract of Sale. Scale: not to scale. All dimensions & areas are approximate & are taken from external faces of the walls. Floor plans, areas & specifications are subject to planning approval.