

**10 - 12 Hamilton Place, Adelaide, SA 5000**



**House For Sale**

Tuesday, 27 February 2024

10 - 12 Hamilton Place, Adelaide, SA 5000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 90 m2**

**Type: House**



Andrew Downing  
0404882311



Marco Lai  
0433733368

## Price Guide - \$1.3M

From Adelaide's smallest residential allotment sale of approximately 90sqm rises one of the most spectacular and unique inner city designs ever imagined and built. Construction of this iconic, stand alone house was completed in 2018, and was the creation of the collaboration between award-winning Architect/builder Damien Chwalisz and the current owner. Utilising 8 High Cube shipping containers, laser cut steel plating, Viridian Low E double glazed windows, high quality fixtures and fittings. Smart home features include remote access for front gate, entry door, doorbell and cameras integrated and controlled through Apple Homekit, plus wifi control of the main air conditioning. Amazing panoramic views are afforded from all of the adaptive indoor/outdoor areas throughout the levels, with the highlight being the unique view provided from the free-standing bath which is cantilevered above the ground. If you are looking for something a little bit special that will be the envy of your friends then this low maintenance, high tech stunner could be the ticket but don't hang around wondering as there might never be another opportunity like this one pop up in the City again!

**The Why To Buy :-)**

- \* 3 Spacious bedrooms
- \* Luxurious master suite with walk in robe and opulent ensuite
- \* Both ground floor bedrooms have built in robes
- \* Lovely light filled living with fantastic views from balcony
- \* Designer custom built kitchen with stone bench tops and integrated fridge and dishwasher
- \* Integrated heating and cooling to every room - wifi control
- \* Eye catching Solid Redwood Pivot feature front door
- \* Amazing roof terrace with gorgeous views
- \* Custom built cantilevered stair case
- \* Sun drenched studio/home office
- \* Apple Homekit allowing control and management through any apple device, or Siri.
- \* Viridian Low E double glazed windows throughout the home maximising light and energy efficiency
- \* pre-provisioned for solar (pre wired)
- \* Instantaneous gas hot water
- \* Natural Gas outlet for BBQ on roof Deck
- \* Private fenced rear courtyard
- \* 1 Undercover car park with automatic Green wall gate

This fantastic, unique property will appeal to city professionals, young families or could also be a brilliant lock up and leave city base with options to rent out through airbnb when not being used. Perfectly positioned in a quiet pocket of the city and offers easy access to all the amenities you could need. An exciting and low maintenance lifestyle is guaranteed in the eclectic South West/Central Market precinct. Surrounded by many new funky cafe's, Wine Bars and entertainment venues as well as the iconic Gouger St and Central Markets all on your doorstep. Zoned for both Adelaide high schools, Sturt St primary and close to many elite private schools, the free connector city loop bus and tram are both also on your doorstep. For any further information please contact Andrew Downing, The City Specialist, on 0404 882 311. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Ray White Adelaide City office (2/127 Hutt Street, Adelaide) for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.