

1411/156 Wright Street, Adelaide, SA 5000



Apartment For Sale

Friday, 3 May 2024

1411/156 Wright Street, Adelaide, SA 5000

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Rod Smitheram

0882928300

Auction (USP)

Prepare to be captivated by this luxurious 1-bedroom executive apartment, offering sweeping views of Adelaide's captivating skyline. Step into the expansive open-plan living area, seamlessly merging indoor and outdoor realms. Unwind in the refined living space, where elegance meets relaxation. The stunning 1.8m premium caramel oak flooring is oiled, not varnished, bringing a luxe and satisfying feel underfoot, and creates a feeling of warmth and sophistication. You'll receive beautiful morning sun, with protection from the western glare as golden hour hits the city. The kitchen stands as a fabulous example of contemporary design, featuring lots of bench space and space to sit, and generous storage joinery. While some apartment kitchens feel cramped, this one is bright and spacious, complete with built-in fridge, induction cooktop and Fisher & Paykel dishwasher. The custom 3-metre Caesarstone island bench has hosted Lord Mayors, Senators, and many family parties. There's extra space near the entryway because of the removal of a partition wall - making this apartment unique in the Bohem complex. You'll have extra flexibility for a desk, a book-lined reading corner, a piano, or indoor garden - your choice! Fourteen floors up from the street, the private balcony offers both seclusion and a rejuvenating atmosphere, extending from Bohem's iconic bronze façade. There is plenty of room (and sunlight) for home gardening, and balcony drainage is built in. The original owners managed to fit four citrus trees, two grape vines, numerous flowers and shrubs, strawberries and avocados, to provide shade, food, and beauty. Living in the city is a great way to absorb the cosmopolitan vibe and atmosphere. From the living room you'll have a great view of the restaurant strip of Gouger Street, and the bright lights of Her Majesty's Theatre, and really feel part of the town. But if you choose, massive double-glazed three-panel doors let you keep a sense of separation in sound-proof privacy and comfort. Thoughtful design inclusions by the original owners are abound - with additional power points (including on the island bench), soft LED lighting under joinery, and additional studwork to support a wall-mounted television. TV cables can be neatly hidden away in the wall with the behind-the-scenes conduit. Dimmable island pendants, bulbs made in Melbourne, present a pleasing blend of statement, subtlety and good taste rarely seen in Adelaide. The bathroom has been upgraded with large-format porcelain tiles, floor to ceiling throughout. A custom feature wall in the rain shower stunningly mimics wood, enhancing the moody sense of calm. The shower glass is treated to prevent drip stains. On Bohem's 6th floor, indulge in a recreational haven boasting a gymnasium, pool, and enormous observation platform adorned with outdoor furnishings and BBQ facilities - a metropolitan oasis for larger Christmas, friends-mas and birthday gatherings all-year round. The Elder Park New Year Fireworks are great to watch from the pool, or watch from your balcony instead. All shared facilities and gardens are maintained and continuously-improved centrally by the Strata community organisation. The recycling and waste disposal is also managed centrally, with separate dedicated chutes. You'll never take the bins out again! The Strata organisation is led by a strong, experienced committee and has planned for the future to ensure the building can remain at the forefront of desirability as a residence and as an investment. Bohem was completed in January 2019. You'll be a one-minute walk from Chinatown, 48 Flavours icecream, and My Kingdom for a Horse, and your everyday grocery/bakery is the Adelaide Central Market. Your local is the Mismatch Brewing Co. Pub across the street, and there's a new café every week opening up in the city. Nestled in a vibrant neighbourhood near Gouger St, Wright St (and the intimate laneway bars in-between), boutique shops, and the quiet coffee nooks of Sturt and Gilbert Streets, you've also got the green expanse of Whitmore Square and the southern Park Lands (with netball courts, running tracks, the Himeji Garden and the Pityarilla Dog Park / Marshmallow Park just across the road. This singular apartment offers both convenience and a diverse array of entertainment options - yet is far enough away from the CBD's main hustle that you'll still feel relaxed coming home. Getting around couldn't be easier, with three tram stops within ten minutes' walk, and the Adelaide Railway Station 25 minutes away by casual stroll. The apartment is currently tenanted at \$510 p/week, as a tastefully-furnished rental offering. The furniture is additionally offered for sale to provide a streamlined investment option for a new owner.

What Sets Us Apart:

- All-electric (no gas), including induction cooktop
- Premium oiled-oak flooring for a touch of sophistication
- Seamless integration of fridge, freezer, and dishwasher
- Only one neighbour (stairwell on the other side)
- Extra custom kitchen joinery to bring living and dining space together
- Haier washing machine for added convenience
- Built-in robe with double hanging space and ample storage
- Reverse-cycle split system air-conditioning for year-round comfort
- Robust security with swipe card building access and an intercom system
- Double glazing to all windows

Auction: Sunday 19th May @ 12:30PM (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate

legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.