

40/100 Rose Terrace, Wayville, SA 5034



House For Sale

Friday, 3 May 2024

40/100 Rose Terrace, Wayville, SA 5034

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 258 m2

Type: House



Alistair Loudon
0481361617



Wilson Bock
0438904444

\$1.075m - \$1.175m

Offers Close Tue, 21st May - 12pm (usp) If there's an apartment to pick at 100 Rose Terrace, number 40 is possibly the best, taking in a north-facing view of the city's sparkling skyline from its two terrace balconies; a double daily reminder you can walk from the Central Market to this 4-bedroom two-level penthouse with 200sqm of internal living and two secure carparks. That's right; this light, bright and airy pad boasts the internal dimensions to make the stand-alone character homes of Hyde Park blush with envy, making it the prototype for modern city-fringe living, whether you're a family, professional duo or downsizer who'd rather get busy living than spend spare moments gardening. Large, free-flowing living zones feature on both levels, ensuring you can escape one another and embrace guests with ease in this impeccably presented home with a stone topped open-plan kitchen, three bathrooms, 2.7m high ceilings, ducted r/c air conditioning, secure lift entry to your floor and a lavish ensuited main bedroom with private access to the larger of those two terraces. Start your Sunday perusing the Farmer's Market at the Showgrounds, have lunch on King William, sweat it out with a parkland jog, and top it all off with a drink while the city starts to light up for the night. Sleep, repeat and love every single minute of it. -?Prime penthouse position, set over two expansive levels -?Secure complex with intercom and lift access via underground car park -?Four bedrooms, including guest bedroom or separate study -?Two secure designated car parks -?Ducted reverse cycle air conditioning with zoned temperature control, powered by two separate systems -?Smeg appliances and stone benchtops to kitchen -?Bundles of built-in storage throughout -?High square set ceilings to both levels -?Large retreat to upper level could be a home office -?Commercial grade north-facing soundproofed windows/doors -?Freshly painted throughout -?Large, secure communal areas to complex -?Just metres from Wayville Showgrounds and city's southern parklands -?Zoned for Adelaide and Botanic High Schools -?Moments from Drakes and Unley Supermarkets -?A stroll from public transport CT Reference - 6132/822 Council - City of Unley Council Rates - \$1,389.75 pa approx. SA Water Rates - \$187.79 pq approx. Emergency Services Levy - \$161.85 pa approx. Community Admin Fund - \$90.73 pq approx. Community Sinking Fund - \$1,833.98 pq approx. Total Build area - 258sqm approx. Zoning - UC(Bo) - Urban Corridor (Boulevard) All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403