

509/61-69 Brougham Place, North Adelaide, SA

HARRIS

5006

Sold Apartment

Thursday, 12 October 2023

509/61-69 Brougham Place, North Adelaide, SA 5006

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$2,710,000

There's having a view, and then there's having a sweeping outlook you will never tire of, stretching across the hills to the ocean and encompassing every Adelaide riverbank icon along the way. 509/61-69 Brougham Place not only showcases the latter, but boasts an elegant floorplan designed to harmonise with it, creating a sleek apartment that's as much a private observation deck as it is a chic, ultra-low maintenance base for the abundance of living at your door. Breathtaking doesn't begin to cover it. A sub-penthouse perched in the south-west corner of the Place on Brougham building, best-seat-in-the-house corner placement delivers abundant natural light throughout, further amplified by 2.7m ceilings, subtle feature wallpaper and light-wash timber floors. With a full suite of Miele appliances, including integrated dishwasher, dual ovens, warming drawer and induction cooktop, the gourmet kitchen is an impressive home hub. Waterfall stone benchtops and concealed fridges generate polished lines that never compete with the aspect, while a secret bar is ready for you to stash or celebrate your collection as you please. The L-shaped open-plan living area, centred by wood-look heater, connects effortlessly to balcony with gas-plumbed Beefeater BBQ. Glass balustrade and Brougham Gardens placed opposite provide an uninterrupted outlook, redefining alfresco entertaining and securing the location for every morning coffee, birthday brunch and New Year's Eve to come. Fully serviced by enviable dressing room and luxe ensuite with spa bath, the main bedroom suite takes further advantage of the perspective, with floor-to-ceiling windows ensuring you can wake up and wind down as the skyline does. A generous second bedroom and multi-purpose living room offer further functionality and scope for bespoke configuration, tucked in their own wing for maximum privacy. Each with floor-to-ceiling tiles and stone topped vanity, a serene bathroom and guest powder room complete the with tranquil spaces for self-care rituals. Housed in a super-secure modern building, all amenities are catered for in-house. Fully equipped gym, pool, sauna, steam room and even Day Spa are ready to scaffold your lifestyle without ever having to leave the front door. When you do choose to step out, it's easy to explore the idyllic parklands or improve your handicap at the North Adelaide Golf Club, while perfect placement right on O'Connell St makes it easy to hit the gym, grab a coffee, catch a cult film at the reimagined Piccadilly Cinema, or work your way through the share menus at Gin Long, Pastel and Ruby Red Flamingo. Flawless modern living designed to enhance the finest vantage point in South Australia – you'll be hard pressed to find a better point of view. More to love:- Dual allocated carparks and cage storage in secure car park- Double glazed windows and doors- On-site concierge and caretaker- Fob access and video intercom system- Daikin ducted reverse cycle air-conditioning with linear vents- Electric blinds- Mud room and laundry- Extensive storage throughout- LED downlighting

Specifications: CT / 6258/715 Council / Adelaide Zoning / CMS Built / 2007 Council Rates / \$2,695.70pa Community Rates / \$5,087.00pa Community Manager / Body Corporate Emergency Services Levy / \$241.80pa SA Water / \$323.00pa Estimated rental assessment: \$1,000 - \$1,100 p/w (Written rental assessment can be provided upon request) Nearby Schools / North Adelaide P.S, Sturt Street Community School, Adelaide Botanic H.S, Adelaide H.S

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