

72/38 East Terrace, Adelaide, SA 5000

Sold Apartment

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Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 380 m2

Type: Apartment



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\$3,150,000

One of two top-floor penthouses, this northern aspect home showcases irreplaceable never to be built-out northern, eastern, and western aspects in one of Adelaide's most prized locations. This enviable penthouse is one of only 16 apartments and encompasses the 8th and 9th floors. Its sweeping views of the Adelaide Parklands, Botanic Gardens, East End, and CBD are not likely to be built out in our lifetime and are essentially irreplaceable. This is one of the only apartments in Adelaide with this rare benefit. Anywhere you walk in this penthouse you're immediately touched with ambient warmth and natural light. It doesn't matter if it's from the eastern, northern, or western aspects, your lighting is amazing year-round. One of the key features of this floor plan is the living and dining areas separating the master bedroom and the remaining bedrooms, which isn't often considered in apartment design. The top floor lounge area was approved and constructed in 2012 which would be almost impossible today. All year round you're bathing in natural light. Sitting upstairs is a great way to engage with nature and the city simultaneously while enjoying the company of your friends and family. You could even snuggle up in winter with a good book and enjoy the fireplace and northern sunshine. Its cross ventilation properties are outstanding with commercial grade stacker and bifold doors allowing fresh air, and phantom screens allow year-round enjoyment without needing insect repellent. The kitchen is nothing short of amazing - designed by Alby Turner & Son, this spacious kitchen has ample drawers and cupboards for general storage. Its black 2-pac lines provide a striking visual feast for the eyes while capturing all the modern creature comforts and requirements in today's kitchens such as twin Miele Dynacool refrigeration, combination oven, steamer oven, and important 900mm induction cooktop, as well as under bench wine fridge. The penthouse includes three storage units - a large format storage pod in the garage, an in-apartment lower-level storage room for dry goods or similar, as well as an upstairs storage room for other outdoor bulky items - almost impossible to come by. The laundry is outstanding. It's worth pointing out because the majority of apartment laundries are either in a cupboard or are small and have no natural light or ventilation. This penthouse has a fully dedicated laundry with amazing sunset views to the west and cross ventilation. It also has an abundance of storage. Living in an East Terrace penthouse means so much more than impressing your friends - it's an enviable lifestyle difficult to obtain with everything you'll ever need at your doorstep without needing to step into your car. Come see for yourself. What makes this apartment irreplaceable: -Top floor with premium North/East/West aspects - Circa 380sqm total floor area - One of only two per floor - Located in the thriving East End - Four bedrooms - Three bathrooms - Two living areas - Two secure off-street car parks (two-gate security) - 3 storage units (two located in the apartment and one in the car park) - Downstairs open plan kitchen/meals/dining - Upstairs entertainers lounge/home theatre and sitting room - Three downstairs balconies (one featuring eastern aspect) - Wrap around balcony upstairs - 16 apartments in the building - Pedestrian wheelchair access on Grenfell Street

Living Area - Spacious north-eastern downstairs living room with Parklands fronting balcony - Striking kitchen with Miele appliances and two built-in Miele Dynacool refrigerators - Under bench wine fridge - Abundance of storage - City, Parkland and Northern views - Spacious 200sqm lower level - Light-filled 180sqm upper-level lounge/home theatre, bathroom, balcony, spa - Keyless entry to building and apartment - Wired and monitored security alarm system (both floors) - Separate ducted reverse-cycle air conditioning systems upstairs and downstairs - Upstairs General-Commercial grade stack and bifold doors with phantom screens in the upper floor lounge - Automated blinds 'honeycombed' insulation blinds - Ambient LED strip lighting - 10KW solar system connected to the main grid - Wired cinema audio home theatre - Speakers wired for upstairs balcony - Plumbed hot/cold water on eastern balcony and also western 'utility wash tub' - Flush-mounted door tracks (no hob) for easy access - Heated five-person spa - Double drainage system to mitigate flooding in heavy rain

Downstairs General - Opening windows and doors at every aspect - Eastern and western lower floor balconies with taps and electrical outlets - Lower floor western balcony with powered blinds - Speakers wired for downstairs eastern balcony