

88 East Terrace, Adelaide, SA 5000



House For Sale

Thursday, 21 March 2024

88 East Terrace, Adelaide, SA 5000

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 213 m2

Type: House



Chrissy Esau
0419992313

AUCTION: Friday 12/04/24 at 12pm (USP)

Auction Location: on site Two street frontages, three balconies, front courtyard, rear garden, double side by side garaging, monitored security system, ducted reverse cycle air-conditioning, park facing living room, three bedrooms, all white kitchen, low maintenance gardens and trendy city edge lifestyle! This property ticks a lot of boxes!. Parkland fronted properties are tightly held globally and this immaculate Torrens Title modern terrace with two street frontages in the heart of the prestigious square mile of Adelaide is therefore a rare offering indeed! Located just around the corner from the vibrant Hutt Street shopping precinct and within walking distance to Rundle Street East, Adelaide University and the Adelaide Oval, it was purchased by the current owner just over a decade ago because it enabled him to walk to work and enjoy all that city living has to offer including the Fringe, Festival, restaurant precinct, Palace Theatre, Art Gallery, National Wine Centre and Botanical Gardens. There's a fabulous café in the garden on the other side of Bartels Road and Victoria Park is across the street. There are currently three bedrooms, a large living room and one and a half bathrooms that work for a single family, downsizers, a multi generational family who wants a little more space or as a savvy investment property. The front patio offers a screened view overlooking the parklands and the rear paved courtyard and lawn is a gorgeous place to entertain friends or relax in the beautiful natural parklands directly outside the front gate. Two large floor to ceiling picture windows in the living room overlook the front patio and the borrowed backdrop of majestic parkland trees. The other end of the room opens onto the rear courtyard and back lawn. The living space features low maintenance floorboards throughout and an open fireplace. Overlooking the dining area is a stunning white kitchen with gleaming two-pack joinery, Caesarstone benchtops and European appliances. A laundry and powder room are also on this level. The front staircase leads up to two bedrooms and the main bathroom. The front bedroom has a window of glass and a door that opens onto a balcony that overlooks the parklands and the hills. Just the spot, I have been told, to relax in the late afternoon. The main bedroom at the rear includes a door onto another balcony that runs across the width of the property and overlooks the rear garden. The main bedroom includes a walk in dressing room with wardrobes lining two sides and a built in ironing unit. A second staircase leads to the third bedroom. The current owner used this room as an occasional guest bedroom and as a study and gym area for the rest of the year. There is a wall of wardrobes in this room as well as a lockable storage area hidden behind that runs the width of the property. There is also a double side by side garage at the rear of the house with automatic remote controlled doors that open onto Cleo Lane. The owner also owns the apron behind the garages providing a third off-street car park. Other valuable features include ducted reverse cycle air-conditioning throughout the home and an additional split system on the top floor and a concrete fixed inground safe with tumbler lock. There is an automatic watering system that services the front courtyard and there are drippers to service pots in the central and rear courtyard, gardens and an automatic watering system underneath the lawn area so the roots are soaked rather than the surface. Offering such a versatile layout and with such potential in a highly sought after location, I look forward to showing you through this fabulous property in the near future. In summary a Brilliant Parkland Property offering Lock Up and Leave Lifestyle. Tightly held mid-century modern masterpiece with parkland outlook and two street frontages offers instant appeal for a variety of owner occupiers and investors. Park facing living area and bedrooms with front and rear courtyards, garden and lawn area and two balconies overlooking beautiful Victoria Park. Walking distance to Hutt Street, Rundle Street East, The University of Adelaide and the Botanical Gardens. Offers low maintenance lock up and leave lifestyle with rear access to secure side by side garaging for two cars. AUCTION: Friday, 12th April at 12pm, on site (USP). CT Volume 5135 Folio 562 Council: Adelaide City Council Council Rates: \$2,690 per annum (approx) Water Rates: \$258.40 per quarter (approx) Year Built: 1981 (approx) To register your interest or to make an offer, scan the code below: <https://prop.ps/l/S7KTT6DJP2Q7> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Chrissy Esau to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public: (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.