

**3208/38 Rosina Street, Adelaide, SA, 5000**



**Apartment For Sale**

Friday, 16 August 2024

3208/38 Rosina Street, Adelaide, SA, 5000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Top Floor two bedroom apartment with stunning Parkview vista

Welcome to Luminesque, where you'll find this stunning 32nd-floor (top floor) two-bedroom apartment that defines premium living in an unbeatable location. This remarkable abode embodies convenience and offers the very best of Adelaide right at your doorstep.

Nestled within the highly sought-after CBD Central - West End, between the iconic Light Square and King William Street, Luminesque stands tall as one of Adelaide's newest and tallest buildings, making a significant impact on the ever-growing Adelaide skyline. Its strategic proximity to various vibrant precincts, including Leigh Street, Peel Street, North Terrace University, Biomedical precinct, and cosmopolitan Rundle Mall, ensures a lifestyle that caters to diverse preferences, whether it's for city living, a 'walk to work' routine, or a lock-up-and-leave lifestyle. Luminesque caters to discerning individuals who value urban vibrancy while cherishing their privacy and living spaces.

At Luminesque, security and peace of mind are paramount. The premier location within the building offers exclusivity, while the strict prohibition of short-stay accommodations (Airbnb) ensures a cohesive, owner-occupied community. Residents enjoy secure swipe card access, a private resident's lift, and CCTV security system to ensure a safe and tranquil living environment. The apartment's unique perch atop one of Adelaide's newest hotel - Sofitel - offers easy access to the hotel's facilities, restaurants, and bars, enhancing the experience of luxury living.

Indoor-outdoor living takes on new dimensions in this apartment. With two spacious bedrooms, master with study nook with a view, two exquisitely finished bathrooms, and an abundance of natural light and stunning views of light square and the biomedical precinct, every aspect of this dwelling is designed for comfort and elegance. The immaculately appointed kitchen boasts marble benchtops and mirrored, complemented by high-end Smeg appliances. The 2.7-meter ceilings create an expansive and welcoming atmosphere, while the master bedroom, with its spacious robe, provides a private sanctuary. Bedroom two also comes equipped with built-in robes, ensuring ample storage. Luminesque's thoughtful design maximises natural light and provides exceptional cross ventilation, contributing to a sense of airiness and luxury. The spacious balcony offers unrivaled views, making it a perfect spot to unwind and appreciate the beauty of Adelaide.

Inclusions in this remarkable home are nothing short of extraordinary. Premium Smeg appliances, double-glazed floor-to-ceiling windows, and balcony doors ensure not just style but also functionality. Ducted reverse cycle air-conditioning guarantees comfort throughout the apartment and the secure car park provides the convenience of direct access without resorting to mechanical stackers.

Welcome to apartment 3208 at Luminesque, a dwelling that transcends the ordinary and offers a heartfelt experience of refined living. This remarkable space merges elegance and convenience, inviting you to immerse yourself in the vibrant heartbeat of Adelaide while savoring the joy of personal privacy and tranquility. Luminesque is more than a home; it's an invitation to live life to the fullest, where dreams are nurtured, memories are cherished, and a lifestyle of luxury awaits.

What You'll love about Luminesque:

### PRIVATE AND SECURE

- Premier views over light square
- No short stay accommodation (Airbnb) allowed in the building
- Secure swipe card building and lift access
- Private resident's lift
- CCTV security system to building entrances
- Mostly owner-occupier community
- Sitting atop Adelaide's newest hotel Sofitel
- Sofitel facilities, restaurants, and bars at your doorstep on a pay for use basis.

## INDOOR-OUTDOOR LIVING

Two spacious bedrooms  
Two exquisitely finished Bathrooms  
Direct natural light and Light Square views views  
Immaculately appointed kitchen  
Marble benchtops  
Smeg Appliances  
2.7m ceilings  
Spacious master bedroom  
Spacious master bedroom robe  
Built-in robes in bedroom two  
Stunning Western Vista  
Direct natural light to every bedroom and living space  
Light maximising design and high-end finishes  
Exceptional cross ventilation properties  
The best balcony views in Adelaide

## INCLUSIONS

Smeg appliances  
Double glazed floor to ceiling windows and balcony doors  
Balcony doors are double stacked for optimum views  
Ducted reverse Cycle Air-conditioning in every room  
Marble benchtops  
Secure car park (no mechanical stacker)

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