

168 East Terrace, Adelaide, SA, 5000

Smallacombe

House For Sale

Thursday, 10 October 2024

168 East Terrace, Adelaide, SA, 5000

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Robyn Coles
0419836129

REFINED LIVING ELEGANTLY CLASSIC RESIDENCE

~ Auction: Saturday 26th October @ 11.00am ~

Located in a prime position, with uninterrupted verdant Parkland directly opposite, this exceptional family sized residence is a once-in-a-lifetime opportunity.

This coveted address is uniquely positioned amidst a harmonious blend of historic character homes and newer contemporary builds making it one of the most sought-after locations within closely held Eastern fringe Adelaide CBD.

Offering comfort, functionality, and a future-ready lifestyle, this substantial solid brick home c1979 is on a generous allotment with wide frontage and delightful North facing garden terrace. It is just a short walk to the business district and minutes to the cosmopolitan Hutt Street precinct with many wine and dining options within the East End.

Incorporating advanced energy systems, environmental controls, and comprehensive security infrastructure, this beautiful home is perfect for those who prioritise sustainability and convenience. Epitomising understated opulence with modern comforts throughout, the residence offers the perfect canvas for personal styling and contemporary updates in this enviable location.

With a striking street presence, the home is accentuated by stunning black window shutters and a welcoming staircase, beautifully complementing its classic European influenced architectural style and features often seen in the top end enclaves in London and New York.

The versatile floorplan over 3 generous levels is equally suited for families, professionals and those seeking an optimal work-from-home / and / or consulting arrangement.

Showcase Features:

Mid-Level

- * Impressive formal entry and living with beautifully framed elevated parkland views through large picture windows, with ducted air conditioning and remote-controlled gas-log fireplace
- * Modern kitchen with dishwasher and ample cabinetry
- * Large formal dining with access to elevated verandah leading to attractive outdoor entertaining area
- * Functional garden shed and storage

Upper Level

- * 3 generous bedrooms, all with ducted air conditioning the master with uninterrupted Parkland views and ensuite
- * Both bathrooms on this level feature luxurious underfloor heating and individually controlled gas hot water services

Lower Level

- * Secure direct rear entry via French Doors from double undercover carport
- * Huge casual entertainment area
- * Separate study/4th bedroom
- * Wine cellar with racks and separate deep cellar under stairs
- * Laundry/Mud Room
- * Functional tool shed

With ducted reverse cycle air conditioning throughout, quality carpets, soft furnishings and fixtures discerning purchasers would expect within a home of this calibre, the incredible list of inclusions and owner enhanced energy upgrades, modern comforts and security is provided separately and is comprehensive. This detail will reinforce the impression to the astute and discerning Purchaser that this prime offering in one of the most prestigious locations in Adelaide is well ahead of others available for consideration.

An impeccable balance of luxurious comfort, security, energy efficiency, and proximity to all amenities. Overlooking the glorious Eastern parklands with serene views, perfect for daily walks, recreation and lifestyle, this is unparalleled real estate positioning at its finest.

Council: City of Adelaide

Council Rates: \$2,947.65 per annum

SA Water: \$362.39 per quarter

ESL: \$314.25 per annum

Land Size: 227sqm (approx.)

Year Built: 1979

Zoning: City Living \ East Terrace

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