

**U2/38 East Terrace, Adelaide, SA 5000**



**Apartment For Sale**

Friday, 14 June 2024

U2/38 East Terrace, Adelaide, SA 5000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Simon Wojcik  
0423373591

**\$1.75m - \$1.8m**

Unmatched for location and land size an exceptional opportunity unfolds to own this gorgeous apartment nestled within the heart of the east end - Welcome to N°2 38 East Terrace. Imagine residing in the sophisticated East End, where a leisurely stroll leads to a myriad of Adelaide's best restaurants, fantastic cafes, wine bars, the renowned Adelaide Oval, The Botanic Gardens, The Art Gallery Of South Australia and a host of other remarkable venues. Located in the prestigious Maxwell building, this apartment takes up half the ground level with its expansive private outdoor courtyard, one of the largest in the CBD. The convenience of two secure underground parking spaces, accompanied by a dedicated storage area, adds to the value and convenience this apartment offers. It's worth noting that this apartment spans over 162 square meters (approx.), offering ample room to partake in the festivities of the Fringe and the thrill of motor racing, right at your doorstep.

**Key Highlights:**

- Three generously sized bedrooms, fit for royalty
- The master suite, a haven of luxury, boasting an extensive walk-in wardrobe and a well-appointed ensuite
- Ample built-in robes in the secondary bedrooms, ensuring ample storage space
- Seamless flow between living and dining spaces, leading to the sprawling alfresco zone
- A generously sized study area, perfect for remote work possibilities
- A culinary haven featuring a chef's kitchen with granite benchtops and quality Miele appliances
- Elegantly designed bathrooms with marble tiles and benchtops, the main one even includes a bathtub
- Comfort assured by ducted reverse cycle air conditioning
- Enhanced security through video intercom access and an alarm system
- Convenience of a separate laundry room
- A spacious alfresco entertaining area, complete with a shade sail

**PROPERTY DETAILS:** Council - Adelaide City Council Area - 311 sqm (approx.) Floor - 162 sqm (approx.) Council - \$790 p/q (approx.) Strata - \$1268 p/q (approx.) Sinking - \$604 p/q (approx.) Water - \$252 p/q (approx.) Contact Simon Wojcik on 0423 373 591 to register your interest or to book your private viewing of this once in a generation opportunity to own this property. RLA 274768

**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect o