

The Sydney Morning Herald

SE Domain
HD **APARTMENT OF THE WEEK**
BY KATE FARRELLY
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LP

SYDNEY

11/141-143 Elizabeth Street

TD

\$5.25 million

4 4 2

Built 2014

Size 208 square metres

Strata levy \$4500 a quarter

Inspect Saturday, 11am-noon

Agent McGrath, 0418 608 168 in conjunction with Savills, 0432 333 383

If you believe the rumours, a penthouse in London's One Hyde **Park**, billed as Britain's most expensive **residential property**, **sold** for a record £140 million earlier this year. Surely this makes the \$15 million asking price for the Eliza penthouse an absolute steal. Opposite our very own Hyde **Park** and sharing digs with only 18 other dwellings, the penthouse spans 460 square metres over three lavish levels.

Can't wait while developer Ceerose completes the final touches? Then you might consider this whole-floor **apartment** now available on level 11 for one-third of the price. If you're going to live in the very heart of the country's busiest city, it helps to have restful views over the treetops of Hyde **Park** to the majestic St Marys Cathedral and the patchwork of homes making up Sydney's eastern suburbs.

The balcony comes with glass concertina doors which, when extended their full length, create a fully enclosed outdoor room perfect for taking advantage of the space in inclement weather.

Inside, the list of luxury inclusions is suitably long and impressive. You'll find Calacutta marble in the wet areas, limestone floors, Gaggenau appliances and an integrated Liebherr fridge/freezer in the kitchen, which extends into a butler's pantry. The bathrooms feature Villeroy & Boch, Gessi Ovale and Parisi fixtures.

Timber joinery provides a surround for the gas fireplace in the living room, and lights, blinds and the Bose integrated sound system can be controlled by the C-Bus system. There are shadowline ceilings, ducted airconditioning and a Miele washer and dryer in the laundry.

The **property** comes with two security car spaces with direct lift access to a private vestibule within the **apartment**. The fourth bedroom sits within a self-contained west wing off this vestibule and could be utilised as a home office without the need for guests to walk through the **apartment**.

Awarded the best medium density development at the Urban Taskforce Design Excellence Awards in Sydney last month, Eliza was designed by Tony Owen Partners. The architects used "liquid architecture" to mould the facade so that each level of the building presents with its own unique curve of glass and steel.

While there are no pool and gym facilities within the building, residents might choose to take up membership of the health club at the Sheraton on the **Park**, which is right next door.

ROOM FOR IMPROVEMENT

Soften the bedrooms with some custom-made curtains.

RECENT SALES

\$5,425,000 for 1301/141-143 Elizabeth Street in December 2013

\$5.25 million for 3401/68-70 Market Street in May 2014

\$4.8 million for 1001/141-143 Elizabeth Street in February 2014

Source: Domain **Group**

NEED TO KNOW

Highest recorded **apartment** price in Sydney (past 12 months) \$7 million for 59/1 Macquarie Street in April, 2014

Median price for apartments \$750,000

SURROUNDING AREA

The Eliza has attracted a cross-section of local buyers, an ex-pat from Europe, and buyers from **China** and the United States. Residents began moving into the building in June and a concierge will soon be installed in the decadent marble-floored lobby where a curved sandstone wall has been created in the shape of a wave.

Serviced by bus, train and light rail.

Sydney has it all - countless dining options, shopping fit for royalty, large expanses of parkland, a magical harbour and a host of cultural centres. Living in the heart of the CBD gives city workers easy access to the office and an overwhelming selection of leisure pursuits.

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