

1/47 Edward Street, Norwood, SA 5067



Unit For Sale

Thursday, 23 November 2023

1/47 Edward Street, Norwood, SA 5067

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 163 m2

Type: Unit



Amity Dry
0438144224



Julie Zanes
0438886113

\$840k

Auction, Sat 9th Dec - 10am (usp) Edgy Manhattan vibes meet the Australian way of life in this light-filled townhouse with curvy architectural cues, polished concrete floors, a sail-shaded entertainer's courtyard, lock-up double carport and a prized corner position to name just a handful of its enviable perks, just steps from the The Parade's beating heart. Space is everything. This immaculate home has it in spades, no matter what room you're in, across an astute floorplan that allocates multiple free-flowing living zones to the lower level alone, leaving its crescendo for the marble-topped open-plan kitchen. Upstairs, two luxuriously expansive bedrooms - one with an ensuite, the other always close to the second bedroom - ensure starting a family, working from home or regularly hosting guests won't ever come with an ounce of compromise. Whether it's an impromptu blockbuster at Hoyts, a quick dash for supplies at any of Norwood's supermarkets, customary Saturday brunches or mid-week dining expeditions, The Parade has you covered, all just a short pause from the CBD's festival-centric East End. A lifestyle worth parading. - Nestled right in the heart of Norwood, just metres from cafes, gym, salons, boutique fashion stores and restaurants - Architectural curved walls give this edgy home a point of difference - Laneway access to lock-up double carport - Versatile, spacious interior with large family room and kitchen/casual meals to lower level - Open-plan kitchen with breakfast bar, double sink, dishwasher, stone benchtops, and loads of storage - Polished concrete floors and high ceilings - Two expansive bedrooms, each with built-in robes - Ducted reverse cycle heating and cooling - Two bathrooms - Secure gated entry - Spacious courtyard with retractable awning - Walking distance from public transport for easy access to the CBD Certificate of Title - 5296/965 Council - Norwood Payneham & St Peters Zoning - EN - Established Neighbourhood Year Built - 1995 Total Build area - 163m² Council Rates - \$1,540.99 pa SA Water Rates - \$198.54 pq Emergency Services Levy - \$172.45 pa Body Corporate Admin Fund Levy - \$2,835.74 pa Body Corporate Sinking Fund Levy - \$777.42 pa Ouwens Casserly - MAKE IT HAPPEN™ RLA 286513