

**1 Wall Street, Norwood, SA 5067**



**Sold House**

Tuesday, 12 March 2024

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**Bedrooms: 2**

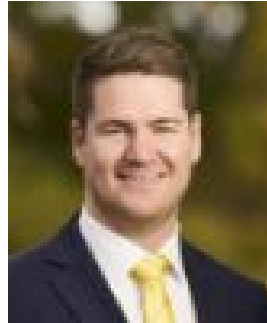
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$1,168,000**

Discover a hidden sanctuary in the heart of Norwood and relish the dream lifestyle on offer. This elegant 2 bedroom cottage with an architecturally-designed rear extension has been transformed into a picture-perfect entertainer in a prized position. Beyond its high verdant fence and traditional sandstone-fronted facade with bullnose verandah, this classic single-fronted cottage's heritage is immediately evident and not only charms with character features, but highlights a modern aesthetic filled with natural light. Glossy Baltic Pine flooring sweeps down the skylit hallway past the two bedrooms - the front room features the original open fireplace book-ended by built-in shelving, while the second main bedroom is fitted with a wall of built-in robes and gorgeous pendant light. Soaring ceilings and warm textural Tasmanian Oak timber flooring accentuate the sense of light and space in the contemporary open-plan living/dining and kitchen domain to the rear, where banks of glazing maximise exposure to the North, and provide a beautiful area for relaxed living and effortless entertaining. Glass sliders from both the living and dining zones open to the easy-care, yet private garden setting and paved courtyard ideal for alfresco occasions. Stunning Caesarstone adorns the modern kitchen, where the waterfall-edged island bench crowned by striking pendant lighting, boasts black granite sinks. Quality appliances include Euromaid ceramic cooktop, oven, stainless steel dishwasher and integrated microwave oven. The same level of finish is mirrored in the adjacent European laundry and there is also handy shopper access from the carport to the kitchen. The chic designer bathroom is fully-tiled and showcases a large walk-in shower niche, w.c. and a decadent freestanding bathtub moodily backlit by recessed shelving. Wrapping up a truly beautiful home, additional features include:

- Ducted reverse-cycle air conditioning throughout
- Split-system air conditioner in living/dine
- Elegant built-in shelving in living
- Trap-door access to large dry cellar
- Full-height built-in cupboard storage in Euro laundry
- Convenient second w.c.
- Double carport with additional off-street park
- Secure remote-controlled double front gate to paved driveway
- Solar system (19 x panels) + Alpha-Ess Battery Nestled on The Parade's doorstep, this leafy haven is just moments to the area's vibrant shopping, cafe and dining strips, cinemas and public transport, whilst also being just minutes into the CBD, the fashion precinct of Burnside Village, zoned for Norwood Primary and Marryatville High Schools and close to leading schools such as Loreto and Pembroke Colleges, St Ignatius and St Joseph's Junior Schools. Standing completely alone with superior space, style and absolute serenity, downsizers and those seeking an expertly renovated single level home, will appreciate this outstanding low-maintenance proposition.

Expressions of Interest closing  
Wednesday 27th March at 12:00pmCT: 5132/888Council: Norwood, Payneham & St PetersCouncil Rates: \$1,902.46pa (approx)Water Rates: \$227.70pq (approx)RLA 312012