

**11 Colliver Street, Norwood, SA 5067**



**House For Sale**

Saturday, 25 November 2023

11 Colliver Street, Norwood, SA 5067

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 160 m2**

**Type: House**



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## Auction On-Site Sunday 10th December 12:00PM

Introducing a residence where style meets simplicity - this three-bedroom, one-bathroom duplex offers a sleek and modern aesthetic in an old-style home, coupled with the ease of low-maintenance living. You'll instantly feel at home as you open the front gate to be welcomed by an enclosed porch, a charming prelude to the elegance that awaits within. Through the front door, a gallery-style hallway unfolds, guiding you through a free-flowing floor plan that seamlessly connects the bedrooms and living spaces. Wooden floorboards elegantly grace the floors, exuding warmth and grounding the home in a timeless appeal. The reverse cycle ducted air conditioning and heating, flows throughout the home ensuring the perfect temperature throughout the year. The master bedroom is strategically placed off the entry, complete with a built-in wardrobe that seamlessly combines practicality with sophistication, and each of the three bedrooms are generously sized for efficient living. On chilly nights, the gas heater in the family room invites you to unwind and enjoy the cozy ambience, creating a retreat within your own haven. The combined family and meals area effortlessly links to the kitchen, forming the heart of the home where culinary delights and cherished memories effortlessly intertwine. This gourmet kitchen boasts ample bench and cupboard space, a dishwasher for seamless cleanup, a gas stove for easy cooking, and a Puratap water filter for the purest sips. Imagine the joy of entertaining friends and family as you effortlessly move from stove to table with the aroma of home-cooked meals filling the air. The tidy bathroom services the home and has a convenient half-bath and combined shower. The connecting laundry room offers versatility as a sunroom with natural light filling the space and sliding door access to the backyard. A paved courtyard awaits at the back of the property, presenting a sanctuary where you can dine al fresco and host BBQ gatherings with ease, all while being delightfully shaded by the established trees. Embrace the fantastic lifestyle location of this residence, nestled on an accessible street along Norwood Parade, where renowned retail and dining options are just moments away. A historic pub The Colonist is a short walk away, and King Rodney Park is also within walking distance. Should you seek further adventures, the vibrant Adelaide CBD is less than fifteen-minutes away, promising endless entertainment possibilities.

**Property Features:**

- Three-bedroom one-bathroom duplex
- The master bedroom has a built-in wardrobe for storage
- Gallery-style hallway at the entrance
- Combined family, meals, and kitchen area with a gas heater for comfort
- The kitchen has a dishwasher, Puratap water filter, a gas stove, and ample white cabinetry
- Tidy bathroom with a combined shower and half-bath, a toilet, and vanity
- Rear laundry room that offers versatility as a sunroom with sliding door access to the backyard
- Rear paved courtyard with established trees shading the space
- Garden shed for easy storage in the backyard
- Enclosed front porch and courtyard entrance
- High ceilings throughout the home, pitched in the laundry and bathroom
- Reverse cycle air conditioning throughout the home for comfort
- Blinds fitted throughout the home for privacy and light control
- Original floorboards elegantly flow through the home
- Gas hot water system for instant hot water
- Modernised, solid old-style brick home
- Fantastic lifestyle location
- Norwood Primary School is only three minutes away

**Schools:** The nearby zoned primary school is Norwood Primary School. The nearby unzoned primary schools are Thorndon Park Primary School, East Torrens Primary School, Paradise Primary School, and Charles Campbell College. The nearby zoned secondary school is Marryatville High School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Auction Pricing -** In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | NORWOOD PAYNEHAM & ST PETERS  
Zone | EN - Established Neighbourhood  
Land | 160sqm (Approx.)  
House | 117sqm (Approx.)  
Built | 1910  
Council Rates | \$TBC pa  
Water | \$TBC p  
ESL | \$TBC pa