

**17 Colliver Street, Norwood, SA 5067**

**House For Sale**

Friday, 16 February 2024

17 Colliver Street, Norwood, SA 5067

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Shane Boon  
0883528111

## **Auction 2nd of March at 10:00am**

Presenting 17 Colliver Street - a meticulously updated 3-bedroom, 1-bathroom attached home that seamlessly combines historic elegance with modern conveniences. Upon entering through the enclosed porch, you'll be greeted by the classic features of high ceilings, a decorative archway, and polished timber floorboards, reflecting the home's heritage. The kitchen has been tastefully modernized with stainless steel appliances and sleek cabinetry, while the bathroom, offers a perfect blend of functionality and contemporary finishes. The living areas are generously proportioned and bathed in natural light, with the windows at the back of the house creating a bright and inviting atmosphere, providing an ideal setting for family gatherings or entertaining guests. The thoughtful floor plan enhances both the aesthetic appeal and practicality of the home, offering a harmonious blend of historic charm and contemporary living - it is truly a floorplan to love. Explore the classic comfort within the three well-appointed bedrooms of this 1910-built home. Each room is designed to offer a timeless charm, seamlessly blending the historic allure of the era with modern comforts for an inviting and comfortable living experience. Step outside to the private backyard oasis, where landscaped gardens surround a tranquil patio - perfect for morning coffee or outdoor entertaining. Perfectly situated in the sought-after neighborhood of Norwood, location is everything, offering an enviable lifestyle with easy access to upscale boutiques, gourmet dining, scenic parks, renowned educational institutions and of course a short drive to the city center. This property isn't just a home; it's a timeless masterpiece waiting for its next chapter. What we love:

- Built in wardrobes in bedroom 1 & 2
- Perfect flow through the living room, dining and kitchen.
- Windows cover the rear side of the house, letting in an abundance of natural light
- Tranquil rear paved courtyard
- Enclosed front porch
- High ceilings throughout the home
- Ducted reverse cycle air conditioning throughout the home for comfort
- Original floorboards
- Stones throw away from the Norwood Parade
- Solar 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).

Property Details: Council // NORWOOD PAYNEHAM & ST PETERS Zone // EN - Established Neighbourhood Land // 169sqm (Approx) House // 105sqm (Approx) SA Water // \$250.00 PQ (Approx) Council Rates // \$1,276.00 PA (Approx) Emergency Services Levy // \$149.75 PA (Approx) Contact Shane Boon for further information - 0421674905