

2/104A Sydenham Road, Norwood, SA 5067



Sold House

Tuesday, 21 November 2023

2/104A Sydenham Road, Norwood, SA 5067

Bedrooms: 2

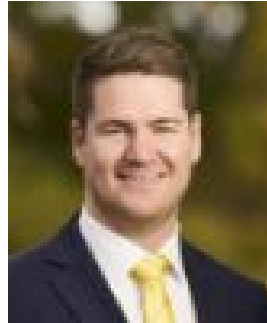
Bathrooms: 1

Parkings: 2

Type: House



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\$855,000

Meeting all the requisites of easy-care City-fringe living, this captivating, completely renovated Federation-inspired 2 bedroom homette graces this tranquil and exceptionally quiet position within a highly-desirable pocket of vibrant Norwood. At the heart of a leafy trio and set well back from the road securely gated behind a high brush fence, the double-fronted façade presents a picture-perfect welcome through a paved courtyard garden. Delivering the contemporary, single level floorplan everyone loves, this impeccable homette is immersed in privacy. The delightful front verandah beckons you inside where elegant multi-pane windows illuminate the spacious open plan living, dining and kitchen. The stylish kitchen enjoys outlooks to the westerly front courtyard and boasts a breakfast bar, contrasting white and light wood cabinetry with under cupboard lighting, gas cooktop and integrated Fisher & Paykel dish-drawer. Both bedrooms are fitted with generous built-in robes - the main also features a ceiling fan; while the second bedroom basks in northern light with sliding door access to the courtyard. The sparkling skylit bathroom exudes modern style with its floating vanity, bath and walk-in shower, plus there is the convenience of a separate w.c. An impressive yet low maintenance, north-facing L-shaped courtyard provides an extra-large, paved entertaining space with vast pitched-roof pergola wrapping around to a second easterly outdoor area, all cocooned within the privacy of high walls and border of greenery - the perfect spot for drinks with friends, or to dine, relax and unwind in complete seclusion. An auto-doored garage with direct access to the rear courtyard ensures added security and convenience. Additional features include:-

- Ducted evaporative cooling
- Gas furnace in living zone
- Floating timber hybrid (natural oak) flooring throughout
- Fully-fitted laundry with outdoor access
- Auto roller shutters on all windows
- Shade sail awning across front courtyard
- Pull-down blind fitted to front verandah
- LED downlighting throughout
- Additional carpark in a separate carport

Live a life of blissful low maintenance; this home is perfect for downsizers, busy professionals, as well as young home buyers or investors seeking a ready-to-enjoy home in an ever-popular, amenity-rich locale. An effortless stroll just down the road to bus stops and cafes, with beautiful Victoria Park and the City beyond an easy 20-minute walk. The Parade is also close by with gourmet eateries, hotels, wine bars, cafes, cinemas and boutique shopping. It's all here and an idyllic lifestyle awaits! This sanctuary is a truly exceptional find! Expressions of Interest closing: Wednesday 15th November at 12:30pm CT: 5025/937 Council: Norwood, Payneham & St Peters Council Rates: \$1,269.44pa (approx) Water Rates: \$160.16pq (approx) Strata Fees: \$450.00pq (approx) RLA 312012