

# 21 Norman Terrace, Forestville, SA 5035



## House For Sale

Friday, 24 May 2024

21 Norman Terrace, Forestville, SA 5035

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1045 m2

Type: House



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## Contact Agent

Auction Sat, 8th Jun - 10am At a time when 1000sqm-plus parcels are fewer and farther between, this C1919 symmetrical cottage comes along to remind us just how wonderful this kind of suburban freedom really is. It's even better when it follows a south-north orientation, comes with a separate studio/retreat and still leaves plenty of room to further expand a timeless home that gets better with age. Beyond its sandstone facade is an original home defined by its jarrah floors, lofty ceilings, pronounced architraves and a sweeping hall connecting four spacious main rooms, including a master bedroom with its own dressing zone and walk-in robe. The rear extension continues the themes of the cottage as if it's always belonged. The sudden view of the huge backyard ignites visions of another addition and that pool you've always wanted. What you'll have from day one is the option to take your artistic endeavours or home-run business to that studio, a cubby for the kids, trees that yield kilos of fruit, large shed/double garage and cricket-ready lawns. Just minutes from tram stops for a fast beeline to the CBD, a stroll from Millswood Oval and tennis courts, and a short drive from cosmopolitan Goodwood and Hyde Park precincts, what you'll have is freedom, with the lifestyle to match. Features we love...- Off-street parking for multiple cars, plus drive-through access to rear double garage/shed - Flexible floorplan and the scope to extend further into its expansive parcel - Studio could be a home office, gym or art studio - Ducted reverse cycle heating and cooling - Vine and oak trees provide ample shade on hot days - Very productive Orange, apple and plum tree - Established gardens with Bluetooth-enabled watering system - Storage galore - Updated solid timber kitchen - Set within a tight-knit community, just a stroll from coffee shops - Just 10 minutes from the CBD - Close to a range of schools and colleges, including St Thomas School and Goodwood Primary School CT Reference - 5612/832 Council - City of Unley Council Rates - TBASA Water Rates - TBA Emergency Services Levy - TBA Land Size - 1045m<sup>2</sup> approx. Year Built - 1919 Total Build area - 342m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 275403