

# 23 & 25 Margaret Street, Norwood, SA 5067

## Sold House

Thursday, 9 November 2023

23 & 25 Margaret Street, Norwood, SA 5067

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 326 m2

Type: House



Brett Pilgrim  
0432401010



Stefan Athanasov  
0411714638

**\$954,000**

This auction will be held off-site at 65A Dulwich Ave, Dulwich 5065 at 1pm Thursday the 30th of November. Registrations will be from 12:30pm. A 13.7m<sup>2</sup>\* frontage and a total of 326m<sup>2</sup>\* of premium property in a coveted eastern locale sets an enticing scene for an audience of developers, renovators and investors alike. Cue the credits, this is hot property and here's why... No. 23 - Currently tenanted on a periodic lease with stable rental income. Framed by its charming frontage, timber floors, this 2-bedroom home highlights convenience by proximity to the ever-trendy Parade Norwood. No. 25 - Currently vacant, and presents 2 sizeable bedrooms shouldered by a family bathroom plus lounge, and low maintenance rear yard perfect for the family on the go. Combined, subject to Planning consents, as one desirable allotment of approximately 326m<sup>2</sup> with all the necessary approvals, brings to the fore a myriad of options: Two renovations, new-builds with a coveted city-fringe location, or a state of the art, show stopping forever home - virtue and ingenuity considered. Amplifying its potential and prestige further is a less than 50m walk to The Parade, Norwood, zoning to Norwood P.S, Marryatville H.S, plus Norwood Morialta H.S International High School within reach; scooter with the little ones to 30 Acres, or walk the fur babies to nearby Hutchinson Park; the newly developed Coles mall will excite the foodies, and Victoria Park offers a fresh air stretch for your step-count target. Consider your renovator dreams realised, but don't sit on the fence with this one... More reasons to love: • Boasts a 326 m<sup>2</sup> allotment • Local Council: Norwood Payneham & St Peters • Norwood P.S, Marryatville H.S Norwood Morialta H.S • Moments to The Parade, Norwood • Renovation or development potential • Lofty ceilings throughout \*Measurements approximate.