

3/86 Osmond Terrace, Norwood, SA 5067



Unit For Sale

Wednesday, 28 February 2024

3/86 Osmond Terrace, Norwood, SA 5067

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 77 m2

Type: Unit



Gabrielle Overton
0884316088

AUCTION: (\$485,000) Friday 15/03/24 at 11am (USP)

Auction Location: on site Position Position Position. Prime upstairs location in an elegant 1958 built group of 8 units. Here is a cosmopolitan pad that offers uninterrupted views and balcony overlooking our premier lifestyle boulevard, Osmond Terrace. Join a select group of home owners along this desirable stretch of real estate, it doesn't get any better. Historically, world wide trends, highly value apartments and residences in city centres and shopping precincts - you can join this elite set, just 130 metres / 1 min / 80 steps to The Parade Norwood. A light filled, spacious one bedroom unit with balcony & fireplace, large living - dining area and full bathroom and kitchen, it is a life changer. Here's your opportunity to combine work from home and truly enjoy a treetop escape. The broad Terrace with a mature avenue of trees and controlled flow of traffic ensures a calm existence, its life in the slow lane. How desirable is it when you can live work and play on your own doorstep. Imagine walking to a variety of parks and gardens, diverse entertainment and every imaginable service and then there's the shopping! From gourmet food with over 50 cafe's, bars, reastaurants and pubs and amazing fashion to superior gift-shops, florists and heritage clothes, a treasure trove of Op shops and world class jewellery. High Street retail at its best and a destination draw card. It could be you sitting on your balcony soaking in the atmosphere, join in parades, events, wining and dining at a host of restaurants and eateries or last minute plans to catch a movie or concert, or off to the Football or events at the brilliant Norwood Oval. The time is right to hit the high life. This is super special and there's only one on offer. Seize the moment, it's affordable and would suit, first home buyers, singles, couples, professionals or down-sizers and investors. Country folks looking for a city base or a weekday bolt hole for you, rather than boarding school, where you can lock up and leave and it suits fly in fly out buyers. Access transport to the city only minutes away or a 20 minute drive to hills or beaches. You're in walking distance to the CBD and surrounded by elegant homes and gardens. It's a walker's paradise and perfect for biking. Schooling options are the best of the best, zoned for Marryatville High and Norwood Primary schools and with access to leading educational schools and colleges Pembroke, St Peter's, Loretto, Pulteney, St Ignatius. If you dream it make it happen, don't believe young buyers can't get a start and this is blue ribbon territory. This may be your best decision ever. Plan for your future, end your search now. You'll look back when prices continue to skyrocket & know you made the right choice. Imagine if it was Bondi, Barangaroo or Brunswick? What have you got to lose when you have an enviable lifestyle to gain? AUCTION: Friday, 15th March at 11am, on site (USP). CT Number: Volume 5024 Folio 929 Name of Council: Norwood Payneham St Peters Council Rates: \$1,253.90 per annum (approx) Water Rates: \$153.70 per quarter (approx) Strata Levy: \$385 per quarter plus Sinking Levy \$157.50 per quarter (approx) Year Built: 1958 (approx) (\$485,000) To register your interest or to make an offer, scan the code below: <https://prop.ps/l/29XzeEMwvmLz> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Gabrielle Overton to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.