

308/256 The Parade, Norwood, SA 5067

HARRIS

Apartment For Sale

Wednesday, 21 February 2024

308/256 The Parade, Norwood, SA 5067

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$795k-\$825k

Introducing this stylish 2 bedroom, 2-bathroom, 2 undercover car park, residence nestled within the prestigious 'Nuova' apartment complex in Norwood. Instilled with a high-status contemporary design, this residence on the third level ensures a secure and stylish living experience. The combined lounge and dining room effortlessly flow onto a spacious balcony, offering scenic views of the hills making a perfect backdrop for gatherings and relaxation. Location highlights: Situated in the heart of Norwood, this apartment boasts convenience with amenities, pharmacies, medical facilities, and grocery stores just a short stroll away. Indulge in the vibrant local scene with renowned cafes such as Argo and 30 Acres, fashion boutiques, and the nearby Hoyts cinema. Public transportation is a breeze with a bus stop conveniently located just outside the complex. Features you'll love: - 2 secure undercover carparks - Sleek stone benchtops in the kitchen that is equipped with Miele gas cooktop and electric oven appliances - A perfect blend of style and comfort with timber floorboards and carpeting in the bedrooms - Reverse cycle air conditioning and heating - Revel in the well-designed common areas, including a breeze walkway, allowing natural light and air to circulate between rooms and apartments - Voice and video intercom - Generous storage cage in car park - Walking distance and zoned to Marryatville High School. Close to prestigious private schools including Prince Alfred College, St Ignatius and Loretto College. This Norwood gem not only offers a premium living experience but also ensures various conveniences and luxuries that this sought-after location has to offer. Don't miss the opportunity to secure this amazing property. Contact Effie Vlachoulis on 0412 677 189 or email effiev@harrisre.com.au for more information. Specifications: CT / 6222/782 Council / Norwood Payneham & St Peters Zoning / UC(MS) Built / 2018 Council Rates / \$1,298.21pa Strata Rates / \$1,317pq Strata Manager / Whittles Emergency Services Levy / \$157.35pa SA Water / \$217.12pq Tenanted Until / 10/06/2024 for \$580pw Estimated rental assessment: \$580 - \$630 p/w (Written rental assessment can be provided upon request) Nearby Schools / Marryatville P.S, Marryatville H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409