

**37 Charles Street, Norwood, SA 5067**



**Sold House**

Thursday, 5 October 2023

37 Charles Street, Norwood, SA 5067

**Bedrooms: 3**

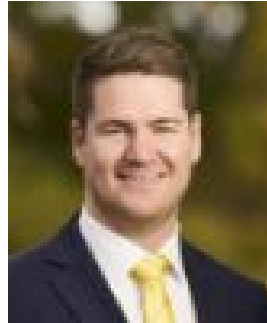
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$997,000**

Classically stylish with a sun-swept two-level design, this freestanding 3-bedroom, 2-bathroom, town residence is the unique opportunity you have been seeking. Standing proudly amidst beautifully established front and rear gardens, this 1991-built residence on very generous grounds, delivers an irresistible lifestyle close to both The Parade and City. Instantly appealing beyond the picket fence and pretty courtyard garden, the front porch welcomes you into the tiled entry lobby and open plan living, kitchen and rear dining domain. Here, warm polished solid timber flooring flows throughout and the inviting living room enjoys lovely front garden aspects; while the sleek kitchen with generous breakfast bar boasts gleaming white cabinetry with seamless overhead cupboards, soft-closing drawers, pantry and quality Smeg appliances including elevated stainless steel oven, dishwasher and ceramic cooktop. Both the kitchen and dining zones overlook a central courtyard and bask in the influx of natural light. The bay-windowed dining room steps out to the paved rear verandah and delightful garden. Shaded by the vase-shaped canopy of the beautiful Gleditsia (RubyLace) tree, the lush lawn bordered by colourful raised garden beds is backdropped by the rear carport. The timber staircase leads to the upper level accommodation. The main bedroom is fitted with built-in robes and has an ensuite; while the other two bedrooms share a family bathroom with spa bath, walk-in shower and w.c. Bright and beautifully presented with sought-after extras including:-

- Ducted r/c (zoned) air conditioning
- Separate fully-fitted laundry with bench & shelving
- Additional w.c. on ground level
- As-new security system
- Carpeted stairs & upper level
- BIRs in all bedrooms
- Generous under-stair storage
- Double auto-doored carport accessed from rear lane
- Storage unit in carport
- Shade awning on rear dining/ground floor window
- Roller shutters on upstairs back windows

Surrounded by other classic townhouses and character cottages in a peaceful, leafy, tightly-knit community, this enviable City-fringe locale is filled with lifestyle benefits! Imagine the convenience of strolling over to The Parade, meet for a drink or dine at your "local" - the Colonist Hotel, or slip up to the Norwood Village with its exciting array of shops, boutiques, cafes, restaurants, hotels and entertainment venues. You can even walk into the City, or are well serviced by bus routes on The Parade, Kensington and Fullarton Roads. This premier address is zoned for Marryatville High School and also surrounded by quality schools including Prince Alfred & St Peters Colleges, Rose Park and Norwood Primary Schools, St. Ignatius College Junior School, Pembroke & Loreto Colleges. Live it up and love the location!

Auction: Saturday 21st October at 10:00am on site  
CT: 5060/658 Council: Norwood, Payneham & St Peters Council Rates: \$1,731.24pa (approx) Water Rates: \$213.89pq (approx) Strata Fees: \$560.00pq (approx) RLA 312012