

4 Norman Avenue, Normanville, SA 5204



Sold House

Wednesday, 20 September 2023

4 Norman Avenue, Normanville, SA 5204

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 790 m2

Type: House



Cassie Edwards

0400856900

Contact agent

Best offers now closing Tuesday 26th September @ 10am USP. Please note: due to strong early interest, this property is now closing early. Please contact the agent urgently so you do not miss out. Price guide: \$470K - \$510K Inspection by arrangement Nestled on Norman Avenue, a quiet street lined with majestic Red gum trees, this charming three bedroom home, is perfectly suited to a small family, retirement living, holiday accommodation or as a perfect investor project. This property offers a true escape from the hustle and bustle, with the gentle sounds of chirping birds, the crisp country air, and a sense of tranquil living all on a generous sized 790m² block with well above average shedding. The property exudes a charming cottage garden ambiance both in the front and rear areas. Inside, you'll find three bedrooms, bathroom with walk-in shower, a separate kitchen with a laundry alcove, and a cosy lounge area. Adding to the property's appeal, a spacious elevated front veranda provides scenic views of neighbouring vacant land. Meanwhile, at the rear, an enclosed deck/ sunroom serves as a versatile second living space, perfect for entertaining or simply unwinding. The fully fenced rear yard boasts a substantial 6m x 9m modern steel shed with ample room for two vehicles and a spacious workshop area, all set on a solid cement foundation. Adjacent to this, you'll find a charming freestanding timber-clad structure, previously used as a separate office space. Imagine your Sunday mornings under the inviting bullnose veranda, sipping tea while you leisurely peruse the newspaper. Or perhaps, fire up the BBQ and relish the taste of seaside living as you soak in the serenity from the sunroom. This exceptional property boasts an enviable location: Beach: A mere 3-minute drive or a pleasant 1.6-kilometer stroll School: Just a 2-minute drive or a short 1.2-kilometer trip Adelaide CBD: A manageable 74-minute drive, only 75 kilometres away Just a short five-minute stroll will lead you to the vibrant town centre, where you'll discover everything you need, from a supermarket, newsagents, and pharmacy to a friendly local pub and a plethora of cosy cafes for your dining pleasure. This property is currently tenanted until Feb 2024 with the exceptional tenants open to extending. Exciting news awaits, as Normanville Beach is soon to welcome a brand-new café, restaurant, and surf club, set to open its doors this November. Outgoings and rental income details available upon request. If you're considering this property, we highly recommend attending one of our open inspections to fully appreciate the myriad of opportunities it presents. Don't miss out on the chance to make this charming Normanville haven your own! Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833