

**4B Rosemont Street, Norwood, SA 5067**

**HARRIS**

**Sold Unit**

Saturday, 11 November 2023

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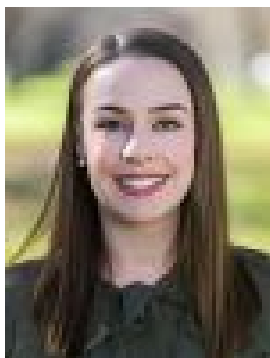
**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 302 m2**

**Type: Unit**



Allison Bond  
0402341052

**\$1,700,000**

Open Cancelled | Under Contract Tuscan styled home situated in prized zone for Rose Park Primary and Marryatville High Schools. Ideally located on a quiet leafy street in its highly sought city-fringe eastern suburb. Enter a secure porch into an entry hall with decorative bulkhead ceiling. And then, an unexpected surprise of contemporary spaciousness and light. There is a staircase to second floor, display niche, square columns and bulkhead framing the formal lounge room. The hallway narrows, but French doors open into a courtyard continuing the feeling of spaciousness and light. High ceilings, moulded cornice, light porcelain tiles and neutral colour scheme impart a bright and airy feel. The kitchen has a raised bar, marble bench tops and bulkhead ceiling defining it in a large open plan living area. French doors open onto an entertaining deck. A sail shades from the sun. Magnolias, advanced trees in pots, Rosemary hedge and lawn create a beautiful green space. Work from home? The living/sitting zone at the top of the stairs provides office space. Or, room for the family play station. The master bedroom is private and comfortable with walk-in robe, ensuite and enough space to sit in chairs and relax. On occasions, Victoria Park or the city, night time fire work displays can be clearly seen from the master suite balcony. More to love: - Contemporary townhouse living without compromising comfort and space - Double garage with twin Panelift doors - Additional off-street parking - Ducted reverse cycle heating and cooling - Flexible floorplan with three spacious bedrooms - Very secure - Strong rental history - Easy-care landscaped gardens - Dishwasher and loads of storage to kitchen- Powder room/guest toilet - Storage includes built-in robes to bedrooms 2 and 3, plus large space under the stairs - Walking distance from public transport, Victoria Park and the CBD beyond - Moments from Norwood's countless conveniences, cafes, restaurants and cinema - And much more. Specifications: CT / 5901/878 Council / Norwood Payneham & St Peters Zoning / EN Built / 2003 Land / 314m<sup>2</sup> Frontage / 7.62m Council Rates / \$2,187.83pa Emergency Services Levy / \$223.85pa SA Water / \$291.36pa Estimated rental assessment: \$850 - \$900 p/w (Written rental assessment can be provided upon request) Nearby Schools / Rose Park P.S, Marryatville H.S, Urrbrae Agricultural 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