

**5/4 Sheppards Lane, Norwood, SA 5067**

Smallacombe

**Apartment For Sale**

Tuesday, 23 April 2024

5/4 Sheppards Lane, Norwood, SA 5067

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Mary Balendra  
0412291301

**\$455,000 - \$475,000**

~ Best Offer closing Tuesday 7th May @ 1:00pm (unless sold prior) ~This is a stunning contemporary apartment in a small group of 13. Well, positioned on the first floor and situated in the blue-ribbon suburb of Norwood. Featuring: \* Lift access\* Generous ceiling heights and high-quality fittings\* An abundance of light, creating a bright and welcoming interior\* Open plan living/dining/kitchen with direct access to the balcony ~ perfect for soaking in the atmosphere of The Parade and city events\* Sleek white kitchen with pantry cupboard, dishwasher and generous breakfast bar\* Good size bedroom with built in robe\* Separate bathroom and laundry spaces\* Exclusive secure undercover car parkingThe ultimate apartment living experience is on offer here. Zoned for Rose Park Primary and Marryatville High schools, with close proximity to excellent private education options including Prince Alfred, Saint Ignatius, and Loreto Colleges, St Peter's Girls and Pembroke School. This city fringe locale, just minutes' walk to The Parade, Parklands, and Adelaide CBD, provides a vibrant café and restaurant culture. Ideal for country folks or fly-in/fly-out buyers looking for a city base where you can easily lock up and leave. Move in ready for the owner occupier or an excellent opportunity for those investors looking to add a quality investment to their property portfolio. Council: City of Norwood Payneham & St Peters Council Rates: \$1,265.00 per annum SA Water: \$153.70 per quarter ESL: \$125.60 per annum Community Rates: \$302.00 per quarter Year Built: 2017 Zoning: Suburban Main Street