

# 5/44 Appelbee Crescent, Norwood, SA 5067



## Townhouse For Sale

Wednesday, 27 March 2024

5/44 Appelbee Crescent, Norwood, SA 5067

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: Townhouse**



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**\$1.1m - \$1.175m**

Set in a delightful street, steps to Barry Skinner Reserve and only a short walk to the mecca of cosmopolitan activity along the vibrant Parade with local amenities around the corner on Magill Road. Walk, ride your bike, or bus into the city. Displaying a pleasant brick facade, street frontage, and offering valuable rear access to secure off-street parking with an automated roller door to the garage. Beautifully re-furnished throughout, completed in 2023, catering for stylish, easy-care living with proportions to excite. The secure pedestrian gate opens to a private landscaped front courtyard, stepping up to a tiled-floor verandah and portico entrance. Enter an exciting, crisp contemporary interior, featuring a gallery-style hall to display your favourite artwork. The practical floorplan provides 3 double bedrooms, one positioned on the ground floor, optional home office, featuring a set of classic French doors opening to the front verandah. It is fitted with mirrored sliding robes and lined with chic, on-trend 'timber look' flooring, flowing through to the living areas of the ground floor. There is a bathroom central to the ground floor, ideal to service the bedroom at the front. Bedrooms 2 & 3 upstairs each provide a stunning en-suite bathroom and walk-in robe, with the master providing a 2-person robe and access to a private, tiled-floor balcony with tree-top & street views. The master of the two en-suites also includes a deep, relaxing freestanding bath. The decor of all 3 bathrooms is first class, featuring grey stone floor and wall tiles (to the ceiling) & superior fixtures and fittings. A cleverly designed study nook is positioned alongside the bedroom/optional home office, offering a built-in bench & floating display shelves. Cook up a storm & entertain with ease in the gourmet kitchen adj. meals area. The well-equipped kitchen offers a walk-in pantry room with wall-mounted wine racks, ample storage shelves & neatly created laundry facilities. The kitchen is fitted with polished stone benchtops, complementing the sleek, all-white cabinetry. Bosch appliances on offer include an induction cooktop, electric wall oven, combi. oven, dishwasher & a slide-out rangehood. The living room off the kitchen/meals area invites perfect northern orientation. It includes a wall-mounted flatscreen television and cafe-style doors opening to all-weather covered entertaining, complete with a gas fitting for the barbecue. Enjoy relaxing in the sun-drenched courtyard, lined with no-maintenance synthetic grass and garden beds with automated irrigation. Guests can access the rear yard via a gate to the western side path. This path also houses the household waste & recycle bins. Extras include:- Daikin ducted reverse-cycle air-conditioning (zoned & control panels to each floor), LED downlights, modern remote-controlled ceiling fans, gas instantaneous hot water, linen press (up-stairs), skylights & NBN capability. Position perfect, walk to a plethora of cafes & restaurants, Norwood Oval, popular local Hotels, including 'The Republic' on Osmond Terrace, shopping at nearby Aldi, speciality shops, banks & pharmacies. Certificate of Title - 5008/593 Council - Norwood Payneham & St Peters Zoning - EN - Established Neighbourhood Year Built - 1986 Total Build area - 169m<sup>2</sup> Council Rates - \$1,276.84 pa SA Water Rates - \$175.51 pq Emergency Services Levy - \$149.75 pa Body Corporate Admin Fund Levy - \$558.00 pq Body Corporate Sinking Fund Levy - N/A All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403