

6/40 Edward Street, Norwood, SA 5067



Townhouse For Sale

Tuesday, 11 June 2024

6/40 Edward Street, Norwood, SA 5067

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 140 m2

Type: Townhouse



Nik Ilic

0421162383



Andrew Mayne

0434973204

Auction On- Site Saturday 22nd June 1PM (USP)

Step into this beautifully crafted townhouse at 6/40 Edward Street, Norwood, where elegance meets convenience. This solid brick, two-story residence offers a harmonious blend of modern upgrades and timeless appeal, perfect for a dynamic lifestyle. We're confident you'll fall in love with the property as soon as you arrive. Inside, the ground floor welcomes you with gorgeous laminate floorboards stretching across the kitchen, dining, and lounge areas, creating a hub of activity. The modern kitchen, a culinary enthusiast's dream, boasts ample white cabinetry, a stylish splashback, modern appliances, a dishwasher, and an electric stove. The dining area with its split system air conditioner, ensures comfort year-round, while the lounge exudes warmth and style. Ascending to the upper level, you'll find two cozy, carpeted bedrooms. The main suite is a tranquil retreat, complete with a built-in robe and air conditioning, with a stunning full-length window viewing the outside, inviting natural light and fresh air. The gorgeous, pitched roof ceilings through the upper level create a sense of space and elegance. Every detail in this home speaks of comfort and quality, making it a haven of relaxation. The bathroom and laundry, both thoughtfully designed, feature sleek tiled floors for easy maintenance and modern aesthetics. Step outside to find a verandah and secure courtyard, offering both undercover and open air entertaining - the best of both worlds. Situated in the vibrant suburb of Norwood, this townhouse offers more than just a beautiful home. Nestled close to the heart of Adelaide, Norwood combines city sophistication with suburban charm. You'll be steps away from local amenities such as Foodland, Coles, Coke Park, Norwood Oval, Norwood Primary School, and HOYTS Cinema. Enjoy the convenience of being close to shopping, dining, and entertainment options, making 6/40 Edward Street not just a home, but a lifestyle.

Property Features:

- Upgraded interiors with a solid brick construction
- The master bedroom has a built-in robe, a full-length window, and a split system air conditioner
- The bathroom has floor-to-ceiling-tiles, a toilet, glass shower, vanity storage, and a mirrored cabinet
- Upper level has elegant high pitched ceilings
- Combined lounge and dining room with split system air conditioning
- Modern kitchen has a built-in electric stove, a dishwasher, pantry, and ample bench and storage space, with stylish splashbacks
- The laundry room has bench and storage space
- Mirror tinted windows for privacy and heat control
- Secure, brick-walled front courtyard
- Solar panels for energy efficiency
- Side verandah for entertaining and relaxing under cover
- Garden shed for easy storage and structure for a pergola in the rear yard
- Two secure parking spots - single carport, and additional off-street parking space

Norwood Primary School is less than two minutes away. The nearby zoned primary school is Norwood Primary School and the nearby zoned secondary school is Marryatville High School.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | NORWOOD PAYNEHAM & ST PETERS Zone | EN - Established Neighbourhood House | 140sqm (Approx.) Built | 1973 Council Rates | \$1288 pa Water | \$153 pq ESL | \$128 pa