

7 Norwich Avenue, Burnside, SA 5066



House For Sale

Tuesday, 7 May 2024

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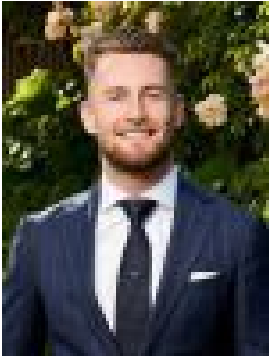
Bedrooms: 3

Bathrooms: 1

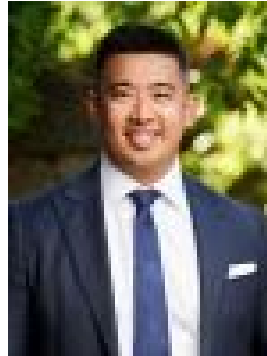
Parkings: 2

Area: 825 m2

Type: House



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Auction On-Site Saturday 25th May 2:00PM

If proximity to quality shopping precincts, prestige private schools, and on-trend restaurants ranks high on your wish list - as well as easy access into town by car or public transport - then this stylishly updated three-bedroom residence in Adelaide's most desired eastern enclave is a must-view. Idyllically positioned on a spacious 825sqm block along a tree-lined, no-through avenue, it's a home that presents impressively just as it is but could easily be elevated with further renovations, an extension, or even a complete rebuild to realise your 21st-century dream home (STCC). The first reimagining of this '60s-era house was a considered project where original features like the expansive timber-framed sash window banks that fill the interior with natural light and the stunning timber floors spanning the three bedrooms, were all thoughtfully retained. These character aspects work wonderfully with contemporary additions that include hybrid timber floors in the open plan living/dining area and the adjacent updated kitchen with its breakfast bar, abundant cabinetry, sleek countertops, and a suite of all-electric modern appliances. Glass sliders extend the living/dining area onto an open-air timber deck that makes a perfect spot for clear-sky entertaining while the kids play in the grassy rear yard or before the party moves to the nearby firepit zone. On the accommodation front, two of the bedrooms have built-in robes, and all enjoy big window outlooks onto the surrounding lush yards and access to a centrally located main bathroom with a shower and tub. Elsewhere is a dedicated laundry opening to the deck and a double carport at the end of the drive. While only 7km from town and buses regularly heading in from Greenhill Road just around the corner, city trips for fashion, food, or the flicks will be purely optional if you land this property. From here, it's a short 5-minute drive to bustling east-side shopping hubs in the ever-expanding Burnside Village and along The Parade in Norwood. Further local shops, eateries, and health services can be reached on foot at the Feathers Precinct, and there are several state and private school options close by in Burnside Primary, Norwood International, St Peter's Girls, and Pembroke. FEATURES WE LOVE • Premium eastern suburbs locale on the doorstep of the Adelaide Hills • Large block with wide street frontage along a tranquil, no-through avenue • Existing brick residence offers a light-filled open-plan floorplan comprising a combined living/dining room, adjacent modern kitchen, three generous bedrooms, a stylishly tiled central main bathroom with both a shower and tub, laundry, and linen press • Character original features include polished timber floors in all bedrooms and loads of expansive timber framed sash windows overlooking scenic gardens • Contemporary upgrades include hybrid timber floors in the living/dining room, as well as the updated kitchen with its sleek countertops, chic cabinetry, and all-electric mod cons • Split system A/C in the lounge/dining room as well as one of the bedrooms, with ceiling fans in the other two • Two bedrooms have sliding door robes, one also offers a built-in desk • Spacious 25sqm open-pair timber deck off the living/dining room overlooking a grassy rear yard and winter-ready firepit zone • Double carport and a handy garden shed for storing tools, bikes, and other gear • Enjoy this home just as it is, consider a further renovation or extension, or perhaps dream big and plan for a complete rebuild to capitalize on this sensational location (STCC) LOCATION • A cruisy 5-minute stroll to city and Hills-bound bus stops along Greenhill Road • 10 minutes on foot to Feathers Precinct - home to the Feathers Hotel, eateries, a gym, and a host of specialist beauty and medical services; a further 5 to Hazelwood Park Playground • Zoned for Burnside Primary (900m) and Norwood International (3km) or pick from a suite of prized eastern suburb private schools including nearby St Peters Girl's and Pembroke • 6-minute drive to bustling Burnside Village with all new shops set to open in 2025, or 10 to fashion, fun, and the flicks along The Parade in nearby Norwood • Only 7km to Vic Square in the heart of the city 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. Norwood RLA 278530 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 | BURNSIDE Zone | HN - Hills Neighborhood Land | 825sqm (Approx.) House | 286sqm (Approx.) Built | 1962 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa