

71 William Street, Norwood, SA 5067



House For Sale

Tuesday, 28 May 2024

71 William Street, Norwood, SA 5067

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 435 m2

Type: House



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Auction On-Site Saturday 15th June 10:00AM

Discover the potential of this charming two-bedroom, one-bathroom home with a granny flat and rumpus room, ideally located just 400 meters from The Parade and a short bus ride to the city. An enticing opportunity for investors or homeowners seeking a prime location to renovate, restore, or rejuvenate this character-filled house, this property invites you to create your dream home. The original features of this traditional home include striking feature walls, beautiful timber floors, ornate ceiling details, and generously sized rooms that exude charm and history. The functional kitchen comes equipped with a free-standing gas stove, breakfast bar, and sunny window overlooking the yard. The practical bathroom is ready for use, providing a solid foundation for any future updates. A large, covered porch entry welcomes you into a cozy lounge area, with the main bedroom conveniently positioned at the front of the house. The current layout includes a separate lounge and spacious formal dining room, with an adjoining meals area next to the kitchen, ideal for casual dining. Envision transforming this space into an expansive open-plan design, perfect for modern living. The property boasts a carport with a secure roller door, providing undercover access to the rumpus room and the home's interior. A low-maintenance sunny courtyard complements the covered verandah at the rear, ready for entertaining family and friends. The additional verandah adjoining the granny flat adds to the outdoor appeal, offering a versatile space for guests or potential rental income. The home is complete with a separate toilet, a laundry room, and a storeroom, adding to the property's versatility and potential. Situated in the heart of vibrant Norwood, this property is surrounded by a plethora of dining and shopping options, esteemed schools, and the Adelaide CBD, and parklands just a stone's throw away. Whether it's a leisurely stroll along The Parade or indulging in the local culinary delights, the lifestyle benefits of residing in Norwood are undeniable. This property represents a promising investment opportunity or a delightful place to call home, with unmatched location, renovation potential, and growth prospects.

Property Features:

- Two-bedroom, one-bathroom home with granny flat
- Prime renovation potential
- Spacious front lounge room welcomes you inside
- Combined meals and kitchen space with free standing stove, breakfast bar, and timber cabinets
- Large formal dining room for gatherings
- Bathroom with vanity storage, an open shower, and separate toilet with outdoor access
- Internal laundry room with both a sink and laundry basin
- Spacious rumpus room accessible from the carport and rear verandah
- Large granny flat for an additional living space
- Verandah connects the rumpus and granny flat
- Additional storeroom behind the granny flat for convenience
- Ornate ceiling rose and details
- Feature timber and brick walls
- Original timber floors in the bedrooms and granny flat
- Vinyl floors in the meals, kitchen, and dining room and carpet in the lounge
- Large verandah along the back of the home and down the side of the granny flat
- Paved patio and established vines in the rear yard
- Carport parking with secure roller door access
- 400m stroll to The Parade Norwood
- Norwood Primary School is less than two minutes away

Schools: The nearby zoned primary schools are Norwood Primary School. The nearby unzoned primary schools are Rose Park Primary School, Marryatville Primary School, East Adelaide School, and Trinity Gardens School. The nearby zoned secondary school is Marryatville High School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

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 | Norwood, Payneham & St Peters Zone | EN - Established Neighbourhood \\ Land | 435sqm (Approx.) House | 304sqm (Approx.) Built | 1935 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa