

**8 Church Avenue, Norwood, SA 5067**



**Sold House**

Friday, 11 August 2023

8 Church Avenue, Norwood, SA 5067

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 148 m2**

**Type: House**



Joe Hibeljic  
0431334630



Vanessa Bianco  
0426031255

**\$755,000**

Live a blissful life in this charming two-bedroom haven with a low-maintenance floor plan - an ideal choice for first-time homebuyers seeking simplicity, downsizers yearning for a stress-free lifestyle and investors searching for a lucrative addition to their portfolio. The reverse cycle ducted system ensures all-year comfort, enveloping you in a cosy embrace regardless of the weather. The inviting lounge also comes with a fireplace where you can gather around with loved ones on a cool day and exchange stories. The kitchen is one to delight the chef of the home, boasting gas cooking, beautiful wooden cabinetry and ample bench and storage space. Here, you can create delicious feasts to be enjoyed in the combined meals area. Convenience is at your fingertips with the gas hot water system, ensuring fast access to hot water in the tidy bathroom which offers a toilet, vanity storage and a combined shower and bathtub. The adjacent laundry room provides convenience for the daily chores. Step outside onto the entertaining pergola situated to the right of the house, where you can unwind as you enjoy the outdoors. Also in the backyard is a handy garden shed for additional storage and a large, powered shed with an attached toilet for added convenience. Parking is a breeze with ample space available, including a carport and driveway parking, ensuring safe vehicle storage for you and your guests. Nestled in an enviable location, this charming haven offers easy access to the vibrant Parade Central and all that Norwood has to offer. Enjoy the convenience of being less than a ten-minute drive from the Adelaide CBD, making city adventures a breeze.

**Property Features:**

- Two bedroom and one bathroom home
- Lounge room with fireplace
- Kitchen with gas cooking and ample wood cabinetry
- Combined kitchen and meals area
- Internal laundry room
- Tidy bathroom with a toilet, vanity storage and a combined shower and bathtub
- Reverse cycle ducted system
- Ceiling fan and curtains in the master bedroom
- Carpet flooring in the master bedroom, lounge, and hallway
- Vinyl flooring in the second bedroom
- Blinds in the second bedroom and lounge, curtains also in the lounge room
- Gas hot water system for instant hot water
- Entertaining pergola to the right of the house
- Front and back porches
- Roller blinds on the carport and front porch
- Garden shed, extra toilet and large powered shed in the backyard
- Low maintenance gardens
- Carport and additional driveway parking
- Within walking distance of the Parade, Norwood
- Norwood Primary School is four minutes away

**Schools:** The nearby zoned primary school is Norwood Primary School. The nearby zoned secondary school is Marryatville High School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**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. Ray White Norwood are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at any open inspection.

**Property Details:** Council | Norwood, Payneham & St Peters Zone | EN - Established Neighbourhood House | 148sqm (Approx.) Built | 1910 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa