

**13/238 The Parade, Norwood, SA, 5067**

**HARRIS**

**Apartment For Sale**

Friday, 16 August 2024

13/238 The Parade, Norwood, SA, 5067

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Chic Norwood Apartment Captures the Ultimate Eastside Experience.

Capturing stunning scenic views to the Adelaide Hills from its private balcony terrace, and a five-star position within The Bath complex along Norwood's most prestigious thoroughfare, this fashion-forward 2-bedroom apartment is your ticket to a sociable, stress-free city-fringe lifestyle.

High-end fixtures, fittings and finishes abound throughout this apartment's space-savvy interior, where the 2 plush carpeted bedrooms branch off a combined kitchen/living/dining area and both bathrooms, including the master ensuite, are equally elegant with full-height premium tiling and vogue-style, timber finished floating vanities.

Glass sliders extend the master and primary living zone onto an expansive covered terrace so, whether you're enjoying a lazy weekend cuppa under the covers, relaxing on the sofa, or cooking up a feast in the swish kitchen where stone benches shine and premium appliances gleam, you only need glance up to catch those soothing vistas to the rolling hills that embrace eastern Adelaide.

With everything at your fingertips from this unrivalled location right on The Parade restaurants, bars, supermarkets, boutique fashion stores, pharmacies, and a raft of schools with serious cachet venturing far is at your pleasure. But should greater Adelaide call, you can simply walk outside The Bath and hail a bus into town, catch an Uber for next to nix, or give your wheels a good run from their secure housing in one of 2 undercover parks, with a cruisy ride into town a tick over 2km from your front door!

Features you'll love:

- Premium position inside The Bath apartment building one of the most stylish and highly sought-after residential complexes along The Parade
- Spacious 2-bedroom/2-bathroom layout with master suite and the open-plan living/dining/kitchen area opening through sliders onto a sweeping, covered terrace with breathtaking Hills' views
- Wide planked solid timber flooring in living/dining/kitchen, plush carpet in the bedrooms, and exquisite full height tiling in the luxe main bathroom and master ensuite
- Designer kitchen fit-out with stone benchtops, gas cooker with hidden rangehood, dishwasher
- Split system A/C units in main living and both bedrooms for personalised climate control
- Master has a large walk-in robe into its ensuite, the second bed has built-in robes
- Both bathrooms feature oversize, above counter basins in timber finished floating vanities with mirrored storage above, and WC's with concealed cisterns
- A classic neutral colour palette with elegant décor additions including a timber-linear pendant light over the dining bar and easy roll block-out blinds over windows/sliders
- At just over 17sqm, the balcony has room for a comfy social nook off the living room and a table for two for morning coffee routines outside the master
- The balcony is covered and illuminated, with waist height glass balustrading ensuring no interruption to the sweeping vistas across the east to the Adelaide Hills
- Concealed Euro-style laundry, as well as a wall of built-in storage at the main entrance
- Undercover secure parking for 2 vehicles a priceless addition to apartment living

Location highlights:

- Impeccable Eastern suburbs location along the iconic and thriving Parade
- Walk to the movies, the pub, footy at Norwood Oval, coffee catch-ups and social hangs at any number of the trendy cafés, restaurants or bars on offer
- 6-minute drive to vibrant Burnside Village with new expansion opening in 2025
- Zoned for popular Marryatville Primary/High Schools only a 4-minute drive plus, easy reach to notable private schools like Loreto, Pembroke and Prince Alfred College

- Under 3km from town via bus, bike, Uber or a quick zip in the car

Specifications:

CT / 6223/152

Council / Norwood Payneham & St Peters

Zoning / UC(MS)

Built / 2019

Council Rates / \$1268.00pa

Emergency Services Levy / \$120.00pa

SA Water / \$855.00pq

Strata Rates / \$954.00pq

Strata Manager / JE Whites Strata & Community

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Marryatville P.S, Marryatville H.S

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