

10 Church Avenue, Norwood, SA, 5067

HARRIS

House For Sale

Friday, 30 August 2024

10 Church Avenue, Norwood, SA, 5067

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Unlock The Parade's cosmopolitan treasures with a C1900 cottage to savour

Auction 11am Wednesday 11th September (USP)

Wearing its C1900 character like a badge of honour, this symmetrical bluestone cottage is a timely reminder of why nothing beats the period home particularly when it's placed right in the thick of The Parade's action.

Set on a one-way street, this extended beauty bypasses the buzz on its doorstep to give its lucky custodians the best of both worlds, mere metres from the cafes, supermarkets, fashion stores, and progressive restaurants that put Norwood on the city-fringe map.

As it so often is with homes of its era and ilk, four main spaces flank a central hallway to keep the equation wonderfully simple in the original section of this light-drenched abode defined by its lofty ceilings, arches, polished floorboards, ornate fireplace and colourful leadlight windows.

The dining zone and formal lounge room use the hallway and their wide openings to create one space with dual uses at the inviting heart of this deceptively spacious home with three bedrooms to call on, one ensuite and ideally placed on its lonesome at the rear.

As for the family room addition that starts with a super-functional kitchen, inhales natural light through its over-sized windows and flows like a spring breeze to the private and paved rear patio; it's just another reason to 'stay in'.

The Parade has hundreds of reasons to go out, whether it's a caffeinated brew at Buongiorno, brunch at Pave, pizza at 400 Gradi, an Arkhe degustation, a supermarket pitstop, a Sunday SANFL game or whatever your little heart desires. You're going to love it here.

More to love:

- ? A beautiful example of the character home on an easy-care parcel
- ? Off-street parking for two cars (one undercover), plus permit parking available
- ? Single lock-up garage/carport
- ? Ducted r/c for year round comfort
- ? Flexible floorplan with multiple zones
- ? Two bathrooms
- ? Storage includes built-in robes to bedrooms 1 and 2
- ? Dual ovens and dishwasher
- ? Strong rental history
- ? Ideally placed on a one-way street, less than 100m from The Parade
- ? Walking distance from public transport for a lightning fast commute to the CBD
- ? Zoned for Marryatville High School
- ? And much more.

Specifications:

CT / 6038/330

Council / Norwood Payneham & St Peters

Zoning / EN

Built / 1900

Land / 334m² (approx)

Frontage / 12.19m

Council Rates / \$2,969.68pa

Emergency Services Levy / \$270.80pa

SA Water / \$210.59pq

Estimated rental assessment: \$750 - \$780 p/w (Written rental assessment can be provided upon request)

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

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