

**10 Rokeby Avenue, Norwood, SA, 5067**

**HARRIS**

**House For Sale**

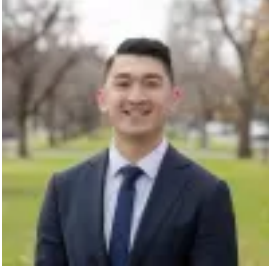
Tuesday, 3 September 2024

10 Rokeby Avenue, Norwood, SA, 5067

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Clinton Nguyen

## From the Front Porch to The Parade in Minutes!

Promising a lifestyle of exceptional city-convenience along with supreme proximity to the best shopping precinct in Adelaide's east, Torrens Titled 10 Rokeby Avenue is a stylishly renovated and extended c1880 standalone 3-bedroom character home nestled about 100m down a quiet side street off The Parade behind a picket fence and low-maintenance garden.

Retaining plenty of historic charm, the front of the property houses the accommodations that, in a familiar footprint for this iconic style, branch off a solid timber floored central hallway. The bedrooms all have plush carpet underfoot, 2 with generous built-in storage, and the luxe master boasting a walk-in robe, elegant ensuite with a shower, and the original open fireplace.

The gentlest of summer and warmest of winter rays bathe the rear extension through a series of French-style glass panelled double doors opening out to a covered entertaining patio and alfresco paved courtyard with mature plantings along the fence line and an idyllic north-aspect. The hybrid floored combined living/dining area captures the best of the courtyard breezes, while a chic all-white kitchen with a gas cooker, dishwasher, and drop pendant lighting over its island dining bar, has convenient catering access straight out to the patio.

The sleeping and social zones are separated by a self-contained powder room located between a renovated family bathroom with a freestanding tub and shower, and a big laundry with linen closet and trough. Two compact sheds next to the clothesline out back provide extra storage for bikes and gardening bits and bobs.

As far as location's go, you can leave the expense of running a car to others because you'll be pressed to find better than this beauty for walkability to all the retail and restaurant action along The Parade, prestige private schools, or into the heart of town itself through the leafy Adelaide Parklands.

Features you'll love:

- Circa 1880 standalone character home with a contemporary rear extension
- Large master with an open fireplace, spacious WIR, modern ensuite with a shower
- 2 further bedrooms, also plush carpeted, each with a BIR
- Combined kitchen/living/dining area extending through double glass panelled doors to north-facing covered patio and open courtyard
- Chic new all-white kitchen with glass splashback, gas cooker, dishwasher, island dining bar
- Renovated family bathroom with shower, tub and vanity, plus a self-contained powder room
- Ducted A/C throughout
- Large laundry with valuable storage
- Original timber boards in entry hallway connecting to hybrid flooring in extension
- 2 small sheds at rear, central pathway through front yard with pebbled garden beds either side

Location highlights:

- Serene and leafy side street off the more tranquil city-end of The Parade  
600m up The Parade to Norwood Oval and beyond to bars, restaurants, supermarkets and more
- Walk or cycle with ease to zoned state and top private schools: PAC, St Peters, Norwood Primary, and Marryatville High
- A flat 20-minute stroll through the gorgeous Parklands to the lively east-end of town
- 200m walk to city-bound bus stop
- Residential Parking Permits may be provided for residential properties that do not have off street (on-property) car parking applications can be submitted through Council

Specifications:

CT / 5091/920

Council / Norwood Payneham & St Peters

Zoning / EN

Built / 1880

Land / 267m2 (approx)

Frontage / 9.7m

Council Rates / \$1996.02pa

Emergency Services Levy / \$198.40pa

SA Water / \$310.21pq

Estimated rental assessment / \$700 to \$750 per week / Written rental assessment can be provided upon request

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

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