

**2/171 Beulah Road, Norwood, SA, 5067**

**HARRIS**

**House For Sale**

Friday, 30 August 2024

2/171 Beulah Road, Norwood, SA, 5067

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Art-Deco Charm in Blue-Ribbon Norwood.

No more than a 5-minute stroll to the top of The Parade, and effortlessly blending contemporary comfort with an array of exquisite interior design details that capture the Parisian-influenced characteristics of the Art Deco period, this light and lovely 3-bedroom unit, with a renovated kitchen and bathroom, is your ticket to the city-fringe life that makes Norwood the crowning jewel of the east.

Decoratively moulded panelled ceilings, sumptuous timber floors are among the talking-point 1930's touches featured throughout this prize property.

The natural honey hue of the floorboards is on show in the entry, as well as in 2 of the bedrooms, while the third sleeping space has deep-pile carpet underfoot, and the new bathroom and laundry are crisply tiled. In the combined kitchen/living/dining area, where another shimmering pendant drops from an exquisitely panelled recessed ceiling over the lounge end, the boards have been stained a dark charcoal colour that adds warmth and intimacy to a space where natural light pours through glass sliders extending onto a covered patio and leafy courtyard.

Renovated with respect, the stylish new kitchen only adds to the charm of this home while providing cooks with all the tools they need to prepare feasts fit for royalty! Marble-topped benches rest over white cabinets in the main prep zone, with a contrasting wall of black joinery to the side housing the pantry and fridge. Mod cons comprise a big gas cooker, rangehood, oven and dishwasher all in gleaming stainless steel, and the slimline feature tiling on the splashback is the cherry on top.

While this elegant unit has off-street parking for up to 4 cars, its Beulah Road location means you can easily walk-through Norwood's character-filled back streets to the heart of The Parade. Enter off Queen and you'll be perfectly placed to carry out the weekly shop, catch-up with friends over coffee or a meal at any number of restaurants, hit the cinema, or take in a show at Norwood Town Hall. All this, and only 10 minutes from town. Life doesn't get much sweeter!

Features you'll love:

- ☑ Ducted A/C throughout, a stunningly modern kitchen, renovated bathroom and laundry
- ☑ Features include; feature pendant lights in entry and lounge, hexagonal door framing, moulded ceilings, original timber floorboards
- ☑ Open-plan kitchen/living/dining room with dark-stained timber floors, recessed ceiling detail, wall display shelving, and views to the private courtyard
- ☑ High spec modern kitchen fit-out with marble countertops, tiled splashbacks, and a full suite of stainless-steel appliances (dishwasher, gas cooker, rangehood, oven)
- ☑ Stylish bathroom with full-height tiling, 2 separate floating vanities with integrated basins and matching mirrors, shower and WC
- ☑ 12m covered entertaining patio overlooking an easy-care private courtyard with a small stretch of lawn, paving under the clothesline, and leafy hedges
- ☑ Double carport plus a fenced parking court in front to house another 2 vehicles safely off-street

Location highlights:

- ☑ 5-minute stroll to the Portrush end of The Parade and walking distance to fashion, film, footy, and food
- ☑ Zoned for Norwood Primary (a toddler-friendly 950m) and Marrayatville High a 6-minute drive, or go private at any number of nearby top-end colleges: Loreto, Pembroke, PAC, St Peters
- ☑ 10-minute drive to Burnside Village, with new shops opening in 2025
- ☑ Only 3km from the east end of town 10 minutes by car or cycle in 13

Specifications:

CT / 6156/16

Council / Norwood Payneham & St Peters

Zoning / EN

Built / 1938

Land / 392m2 (approx)

Frontage / 20.81m

Estimated rental assessment: \$630 - \$650 p/w (Written rental assessment can be provided upon request)

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

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