

29B Prosser Avenue, Norwood, SA 5067



House For Sale

Tuesday, 2 July 2024

29B Prosser Avenue, Norwood, SA 5067

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 216 m2

Type: House



Brandon Pilgrim



Nick Griguol
0499499808

Auction On-Site Saturday 20th July 2:00PM (USP)

Lowset and oh-so-lovable, 29B Prosser Avenue is the ultimate urban escape for those in search of low-key living flourishing with modern feature along with unrivalled lifestyle finesse in one of the inner-East's most sought-after pockets. Behind a picture-perfect picket-fence and character porch frontage, step inside and discover an understated oasis of cosmopolitan living. With a beautifully light-filled entertaining hub where natural light spills through a central atrium, combined with the superbly spacious chef's zone inviting all the room for helping hands, prepare to socialise as you serve vino-inspired culinary evenings with friends and family. Together with tall gallery windows adding precious light to the relaxing lounge area, and lovely views into the sunny backyard - there's an elegant ease and free-flowing feel to this delightful abode. Modern feature blends effortlessly with a contemporary aesthetic and versatile footprint too as ducted AC and solar system add climate and energy efficiency, while a sparkling main bathroom and 2 plush-carpeted generous bedrooms, each with lovely walk-in wardrobes, provide airy adaptability. Whether you plan to preserve a sense of privacy or embrace the lifestyle-loving appeal of living a leisure stroll from the iconic Parade bustling with popular cafés, restaurants and bars, and endless stretch of boutique shops, laying claim to a Norwood haven is by no means an opportunity to let slip through your fingers. Lock-and-leave ready, delightfully low maintenance and yet spilling with a house-proud presence and finish that'll see you relax and read by day with the latest bestseller before hosting your nearest and dearest by night... get ready to plant your feet in this city-fringe sanctuary! **FEATURES WE LOVE**

- Wonderfully open and airy open-plan living, dining and kitchen combining for one elegant entertaining hub spill with natural light
- Spacious foodie's zone featuring great bench top space ready to socialise as you serve, abundant cabinetry and cupboards, gleaming stainless appliances including dishwasher, and sleek electric cook top
- 2 generous and soft-carpeted bedrooms, both featuring ceiling fans and WIRs
- Sparkling main bathroom with separate shower and bath, and practical laundry
- Cosy ducted AC throughout for year-round comfort, as well as solar system for lower energy bills
- Charming undercover alfresco area perfect for morning coffee routines, sunny lawn, neat established greenery, and high brush fencing including private access to your secure carport garage
- Beautiful character-inspired frontage with timeless portico, lush hedging and picket fence

LOCATION

- Nestled on the fringe of blue-ribbon Norwood, a leisure stroll to local cafés and restaurants, as well as The Parade itself teeming with unrivalled shopping, boutique and social calendar options
- Close to leafy parks and scenic reserves inviting plenty of outdoor activity or places to walk the pooch
- Moments to Firle Plaza & Kmart for more great everyday essentials, as well as popular eastern suburbs
- Incredible access to the CBD's vibrant East End by way of car, bus, bike or walk, and excellent reach to Adelaide's litany of festival season attractions

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Burnside RLA 334844 Norwood RLA 278530 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.

Property Details: Council | Norwood, Payneham & St Peters Zone | EN - Established Neighbourhood Land | 216sqm (Approx.) House | 141sqm (Approx.) Built | 1995 Council Rates | \$TBC pa Water | \$TBC pa pESL | \$TBC pa