

3 Charlotte Place, Norwood, SA, 5067

House For Sale

Saturday, 10 August 2024

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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



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Charming Early 1900s Villa in Prestigious Norwood Locale

Auction Location: On Site

Auction, Saturday 17th of August at 1:30PM (USP)

Set in the sought-after suburb of Norwood, stands 3 Charlotte Place, a property that seamlessly blends historical charm with modern functionality. Built in c.1900, this established villa/maisonette, nestled on approximately 144 square meters of land, showcases a time-honoured aesthetic heightened by fresh, contemporary paint and meticulously maintained details.

Having operated for many years as a thriving Air BnB, this property offers an enticing opening to step straight into a profitable, turnkey business proposition – perfect for the discerning investor looking for a unique opportunity. The property's success evidentially hints at its desirable location and unique charm that appeals to visitors and residents alike.

Upon entering, you are immediately greeted by the grandeur of 3-meter ceilings and decorative plaster ceiling embellishments, instantly setting a tone of sophistication. The hallway, adorned with individually laid black and white tiles, guides you through a timeless and enchanting space.

To your left, the main bedroom captivates. Showcasing elegant curtains, a decorative chandelier and the same black and white tiles, the primary bedroom beautifully blends comfort with style. Alongside, the second bedroom offers the same luxurious feel featuring an open fireplace and plush carpet.

Up the hall, the cozy lounge room offers a gas fireplace conveniently operated by a single switch, perfect for chilly evenings. The timber venetian blinds and feature pendant light add character and warmth to this inviting space, whilst the addition of a sky light allows optimal natural sunlight. Split systems within both bedrooms and the lounge room provides year-round personalised comfort.

The heart of the home lies in the functional kitchen with ample cabinetry, timber countertops, and essential appliances, including an oven and gas cooktop. Adjacent, a dining area makes entertaining a breeze, all set upon rich, slate tiles that speak to the home's heritage. French doors lead you to an undercover courtyard, a private sanctuary ideal for alfresco dining or tranquil mornings with a cup of coffee.

The bathroom provides a relaxing sanctuary with its corner spa bath, cohesive black and white tiles and timber vanity. A concealed laundry space cleverly tucked away ensures functionality without compromising the aesthetic.

FEATURES WE LOVE:

- 3m ceilings with decorative plaster ceiling embellishments
- Black and white individually laid tiles throughout lounge room, main bedroom, hallway and bathroom
- Venetian blinds throughout
- Curtains in main bedroom
- Decorative chandeliers in main bedroom and second bedroom
- Second bedroom with carpet and open fireplace
- Lounge room feature pendant light, open gas fire with single switch control and sky light
- Ample storage space in kitchen
- Essential kitchen appliances including oven, rangehood and gas cooktop
- Corner spa bath and timber vanity in bathroom
- Concealed laundry space with sink and provisions for washing machine
- Access to the rear courtyard from bathroom and kitchen
- External side gate access to rear courtyard
- Instant gas hot water system

- Solar panels - 12 panels each with micro inverters - 3.72 kW
- Split system in main bedroom, second bedroom and lounge room
- 1 car space

LOCATION:

- Stroll to The Parade Norwood
- Walking distance Adelaide's bustling East End
- Minutes to the Adelaide CBD and Burnside Village
- Close to popular pubs and eateries such as the Maid Hotel, Kent Town Hotel, The Colonist, Khou Bar, Arkhé restaurant, ORSO restaurant and 400-Gradi.

SCHOOL ZONES:

- Zoned for Norwood Primary School and Marryatville High School
- Nearby to some of Adelaide's most prestigious private schools including St Peter's College, Prince Alfred College and Loreto College.

3 Charlotte Place Norwood is more than a residence; it's a blend of historical grandeur and contemporary living, ready to welcome you home.