

**35 Sydenham Road, Norwood, SA, 5067**



**House For Sale**

Saturday, 14 September 2024

35 Sydenham Road, Norwood, SA, 5067

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Chic Norwood Cottage: Where Timeless Charm Meets Modern Luxury

A charming cottage that blends classic character with contemporary convenience. This two-bedroom, one-bathroom home has been thoughtfully renovated with high-quality finishes, making it ideal for those seeking a low-maintenance lifestyle close to the vibrant Norwood Parade and the Adelaide CBD.

The heart of the home is the newly renovated open-plan kitchen and living area, designed with modern touches while maintaining its classic appeal. Featuring new cabinetry by Wallspan and Westinghouse appliances, the kitchen is both functional and stylish. The space offers reverse-cycle air conditioning, ensuring comfort year-round. Adjoining the kitchen is a cosy living space, perfect for unwinding at the end of the day.

Both bedrooms are generously sized each equipped with built-in robes and ceiling fans. The bathroom has been fully updated by GrayConstruct, showcasing modern fixtures, a frameless glass shower, and sleek tiling. The adjoining laundry offers convenience and additional storage, all while maintaining a streamlined aesthetic.

This home has undergone significant upgrades, including new carpets and flooring throughout, all new plumbing, and updated lighting, making it move-in ready. The outdoor space is perfect for easy-care living, with a private courtyard ideal for entertaining. The double carport with an automatic roller door provides secure off-street parking for two vehicles, a rare and valuable feature in this area.

Situated in a highly sought-after location, 35 Sydenham Road is within walking distance of Norwood Parade, offering an array of cafés, restaurants, retail shops, and entertainment options. The Adelaide CBD is just a five-minute drive away, making commuting or enjoying city life effortlessly convenient. This is an excellent opportunity to secure a renovated, low-maintenance home on the edge of the city.

### What we Love:

- Modern kitchen with Wallspan cabinetry and Westinghouse appliances
- Open-plan kitchen and living area
- Secure double carport with automatic roller door
- Two spacious bedrooms with built-in robes and ceiling fans
- Fully renovated bathroom and laundry by GrayConstruct
- Reverse cycle air conditioning in all rooms
- Gas hot water system
- Ceilings fans in both bedrooms
- New carpets and flooring throughout
- All new plumbing and updated lighting
- Private, low-maintenance courtyard
- Convenient location within walking distance to Norwood Parade
- Five-minute drive to Adelaide CBD

### Specifications

Title: Community

Year built: 1860

Community fees: \$249.86 per quarter

Sinking fund: \$21.63 per quarter

Land size: 140sqm (approx.)

ESL: \$279.80 per annum

Water rates: \$78.60 per quarter

Sewer rates: \$94.86 per quarter

Rental Appraisal: \$620 - \$670 per week  
Heating & Cooling: Ducted reverse cycle throughout  
Hot water: Gas

Auction: Thursday, 26th September 2024 at 6.00pm (USP)

It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research.

The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

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