

46B Chapel St, Norwood, SA 5067



House For Sale

Friday, 12 July 2024

46B Chapel St, Norwood, SA 5067

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House



Rachel Lawrie

0428882864

Online Auction (USP)

ONLINE AUCTION UNLESS SOLD PRIOR | TUESDAY, 30TH JULY 2024 AT 6:00PM*This property is being auctioned with no price in line with current real estate legislation. The vendors have instructed us to provide no price guide and as a result, the agent is not able to guide or influence the market in terms of price. Should you be interested, we can provide you with a copy of recent local sales to help you in your value research.*We are thrilled to present this stunning townhouse in the highly sought-after suburb of Norwood. Offering chic living within walking distance to shops, cafes, and a variety of restaurants, this home is perfect for those seeking a low-maintenance lifestyle with all the modern comforts. Designed with efficiency, health, and comfort in mind, this townhouse allows its residents to significantly reduce their running costs. The quality of finishes, spacious layout, and abundant natural light enhance the home's liveability. The impressive 2.4m Western Red Cedar door welcomes you into an open hall with beautiful Victorian Ash stairs. The ground floor includes internal garage access, a functional laundry, and a large bedroom with a built-in robe, ensuite, and private courtyard access. Upstairs, the second bedroom is generously sized with a built-in robe. The second bathroom is beyond functional, and the open living and dining areas are perfect for entertaining. The kitchen features floor-to-ceiling 2-pac cabinetry, Caesar stone benches, and stainless steel Smeg appliances, including a gas cooktop, electric oven, 900mm range hood, and dishwasher. The exquisite outdoor all-weather terrace is ideal for family and friends to enjoy. This property is currently tenanted under a fixed-term lease until August 28, 2024, offering an excellent investment opportunity with a strong rental return. Alternatively, after the lease term, you can move in and enjoy the benefits of this superb home yourself. This dual-option makes it an appealing choice for both investors and future homeowners. Features we love about this property: • Bathrooms with 2-pac cabinetry and Caesar stone granite bench tops • LED lighting throughout • Zoned ducted reverse cycle air conditioning • Gas instantaneous hot water with temperature controls • NBN and Foxtel ready • Water-efficient fittings and features throughout • Upgraded insulation throughout the home • 3,000-litre rainwater tank • Security system • Single garage with remote panel lift door • Single undercover carport • Great investment potential with good rental return This home's outstanding liveability features ensure exceptional energy efficiency, making it economical to run and helping to reduce overall living expenses. Formally identified liveability features make this home healthy, efficient, comfortable, and connected to the community, offering significant cost-saving potential. Do not hesitate to book your inspection, as properties of this quality do not last long. For further information please contact Rachel Lawrie 0428 882 864 rachel.lawrie@raywhite.com. RLA281212