

# 215/170 The Parade, Norwood, SA 5067

## Townhouse For Sale

Sunday, 23 June 2024



215/170 The Parade, Norwood, SA 5067

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 110 m2**

**Type: Townhouse**



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## Best Offers By 24th July 2024

Adelaide Property Brokers are proud to present this stylish, luxury Townhouse in the highly sought-after suburb of Norwood, a boutique Sky Terrace Townhouse on the rooftop of Norwood's most popular & Exclusive accommodation. Welcome to COMO, The Parade complex elevated Luxury lifestyle living. The well thought out floor plan will cater for all. With the master bedroom on the ground level, complete with a walk-through wardrobe and ensuite with a separate toilet to add convenience and easy access for guests. Heading down the hallway, you will notice a very modern and functional laundry. You will be pleasantly surprised with not only how large the home feels and how spacious and functional the floorplan is for a townhouse but the elegance and style of all selections throughout this property will exceed your expectations. A beautifully designed two-tone kitchen, highlighted by stone benchtops, stainless steel appliances including a gas cook top, 900mm electric oven, dishwasher, fridge, built-in wine fridge and sleek cabinetry that caters to all your storage needs. Elegant timber flooring throughout the open plan kitchen, living and dining, high ceilings and an abundance of natural light create a luxurious ambiance. Whether you're hosting gatherings with family and friends in the open plan dining and lounge area or simply relaxing and taking in the stunning views of the Adelaide Hills from your rear courtyard, this space is sure to be a favourite for all, you will be the envy of all your friends. You Maybe wish to enjoy a social coffee in your front courtyard, that overlooks the common gardens, living area and function center, available to all residence, book with a quick flick of your very own Strata Application. The second level of this luxury Sky Terrace Townhouse includes an additional living space, as well as an open study area, providing versatility for all your needs. Two additional spacious bedrooms feature built-in wardrobes, window furnishings and a luxury supersoft carpet, adding a cozy and inviting atmosphere to the home. The continual glamorous selections are featured in the upstairs main bathroom, keeping consistency and the feel of luxury throughout the home. You will feel organised and on top of all your linen with a stunningly large linen press on the upper level. The meticulous attention to detail is evident in these added features, making this home not only stylish but also highly practical for everyday living. Reverse cycle air conditioning and heating will ensure optimal climate control for all seasons and comfortable living all year round. Residents of COMO can take advantage of a communal outdoor area, as well as access to a business function centre within the premises. Additionally, the convenience of having a medical centre, supermarket, restaurants, butchers, and if it's one of those nights where you are looking for the perfect wine to pair with a deliciously prepared meal from your stunning kitchen, head downstairs to your very own bottle shop. With everything at your doorstep, the convenience will add to the appeal of this vibrant Sky Terrace Townhouse it is more than a property it is a lifestyle and a community. This home is situated within the highly desirable school zones of Rose Park Preschool, Norwood Primary School and Marryatville High School, offering access to quality education options close to home. Additionally, the location provides proximity to various reputable private schools and Adelaide Universities, ensuring well-rounded education options. Moreover, a selection of childcare centres is available in the area, catering to the needs of families with young children. Exclusive and secure under cover carparking for 2 cars providing added convenience and peace of mind for residents. A storage closet will allow for the storage of your bikes, golf clubs and all the toys that make for a good weekend of enjoyment. Waste management is so organised and clean, every little detail has been thought through for your convenience. Access to the building and building layout make life easy for all. Enjoy convenient access to public transport and a seamless commute to the CBD, while also having exclusive access to some of Adelaide's finest restaurants, cafes, boutiques, and entertainment venues within easy reach. With so many options it will be hard to choose! The home is fully furnished (excluding master bedroom furnishings), and all furniture, crockery and appliances are inclusive of the sale. (Artist Impression Images used for sales listing). Build: 2022 Townhouse M2 Living - 129m<sup>2</sup> Front courtyards - 36m<sup>3</sup> Carparking - 2 secure undercover (level 2) Rates & Services Council Rates: \$455.94 p/quarter approx. Water Rates: \$252.69 p/quarter approx. Strata Levy & Sinking Fund: \$1,172.60 p/quarter approx. Currently Leased at \$1,250.00 p/week Currently leased till 14/09/24. RLA 275183 Disclaimer - While the information provided can be helpful, it's essential for prospective buyers to conduct their own investigations to ensure accuracy and suitability for their needs. This might involve visiting the property, researching the neighbourhood, and seeking additional information from relevant authorities and exercising due diligence. When inspecting the property, we ask you to meet at the Edward Street entrance to the Como apartment building or call 0418836689 if you are running late.