

4/42 George Street, Norwood, SA 5067



Unit For Sale

Wednesday, 3 July 2024

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Bedrooms: 2

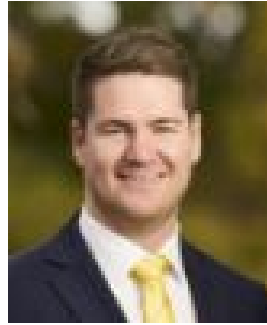
Bathrooms: 1

Parkings: 1

Type: Unit



Andrew Welch
0870821411



Tim Knowling
0451667360

\$430,000 - \$470,000

Set in the vibrant heart of Norwood Village, this spacious two-bedroom unit promises comfort, convenience, practicality and an exceptional lifestyle experience. Imagine the freedom of strolling to one of the many cafes for a morning latte, or running around the nearby Kensington Park oval before work, catching the bus to the CBD, meeting friends for drinks at the Bath Hotel, or dining out before a movie. All this and more are just steps from your door. Bathed in rear Northern sun and located upstairs in a cream brick 70s group of just four units accessed from Wall Street, this unit has been refreshed and updated to present contemporary interiors enhanced by warm timber-look floors and neutral finishes. The open plan kitchen/dining and living domain is flooded in natural light and opens onto a private front balcony, and the streamlined kitchen features a breakfast bar, stainless steel oven and a street-front window taking in treetop vistas. Modern and impressive, the newly installed bathroom/laundry is fully tiled and boasts a very smart timber-topped vanity unit, tiled feature wall, walk-in shower and w.c. The main bedroom is fitted with built-in robes, ceiling fan and the picture window looks out to The Parade and historic Norwood Town Hall; while the sun-drenched second bedroom enjoys the Northern light and views over the rooftops. Additionally, the property benefits from:-

- Reverse-cycle air conditioning unit in living domain
- Linen cupboard
- Rear balcony access
- Allocated grassed area
- Allocated carport

Surrounded by charming character properties and with the sheer convenience of The Parade attractions at your disposal, this prime location offers all the requisites of an exclusive Norwood lifestyle. The Norwood Oval is a lazy stroll down the road, it's less than a 10-minute commute into the City, bus stops are within metres and there is a selection of top schools and colleges all nearby. This renovated unit certainly presents as the ultimate first property purchase, a City base for visiting country residents or a brilliant blue chip investment. CT: 5024/496 Council: Norwood, Payneham & St Peters Council Rates: \$1,255.01pa (approx) Water Rates: \$153.70pq (approx) Strata Fees: TBARLA 312012