



37 Edward Street, Norwood

Prime Norwood Position, Moments from Caf& Shopping

Ideally positioned in the heart of Norwood, the home is just a short stroll from The Parade, where you'll find an excellent selection of cafes, restaurants, boutiques and everyday shopping conveniences. Enjoy easy access to Adelaide CBD via frequent bus services along The Parade and nearby arterial roads, making commuting and weekend outings effortless.

Features include:

- Property is fully fenced with a remote-controlled front gate
- Raked ceilings with exposed beams
- Large living/dining room, filled with natural light with combustion fire
- Eat in kitchen with an abundance of cupboard, benchtop space, dishwasher & gas cooking
- 2 x good sized bedrooms, one with built in robes and the other with built in cupboards
- Bathroom with corner bath, vanity, shower and separate toilet
- Internal laundry
- Air conditioning
- Split system air conditioner in main bedroom
- Vine covered pergola

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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FOR RENT

Please Call

AGENTS

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AGENCY

LJ Hooker St Peters
(08) 8362 8008



- Established gardens and lawns
- Garden sheds
- Double carport
- 6kW solar panels

Enjoy the convenience of a sought-after Norwood location, with The Parade's renowned dining and shopping precinct just a short walk away. Grab your morning coffee from Argo on The Parade or 42nd Street Café, enjoy local dining favourites including Caffè Buongiorno, and take advantage of nearby supermarkets, boutique retailers and entertainment at HOYTS Norwood.

The property is also well positioned for families, with Norwood Primary School, Marryatville High School and several prestigious private schools within easy reach. Excellent public transport options along The Parade and Magill Road provide a quick commute to the Adelaide CBD, making this an ideal location for both lifestyle and convenience.

Water charges: Water usage and supply charges apply.

Furniture: Unfurnished

NOTE ABOUT THE OPEN INSPECTIONS: Interested persons **MUST** register their details to attend any of the scheduled viewing dates and times allocated. The agent will not attend the listed viewing date and time if you do not register and confirm your attendance. It is for this reason we highly recommend you register to attend to ensure the agent's attendance and to avoid disappointment.

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.

MORE DETAILS

Property ID	2EF8FDZ
Property Type	House

Matthew Panozzo 0405 224 369

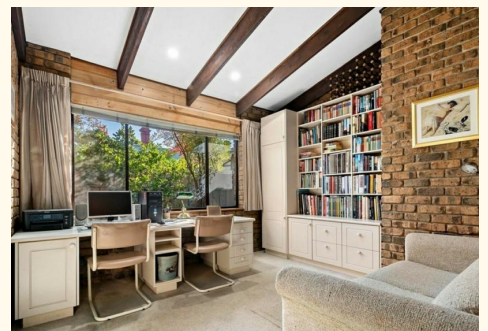
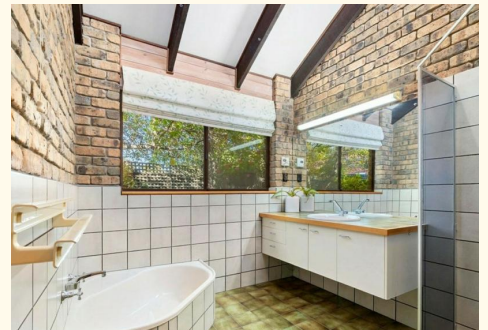
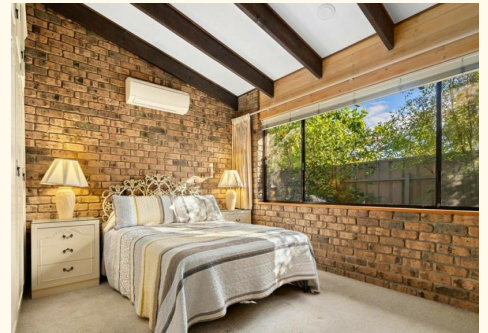
Property Investment Manager |
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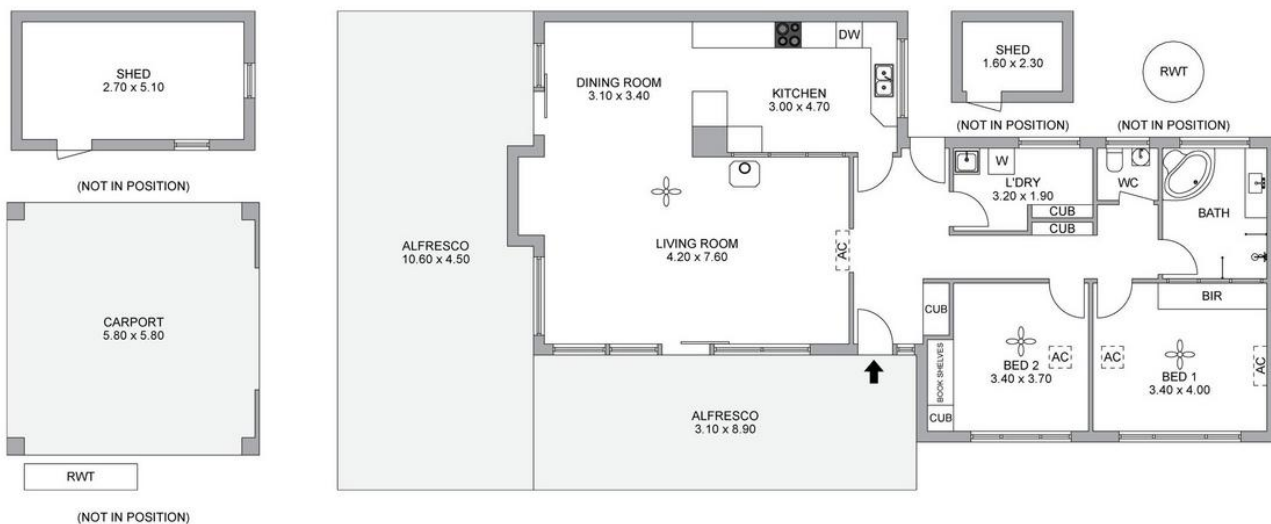
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Living area	115sqm
Alfresco	75sqm
Shed	17sqm
Carport	33sqm
Total area	240sqm

37 EDWARD STREET, NORWOOD

Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries.