

Norwood, 109/170 The Parade

Simplicity on The Parade With Huge Rental Return

Currently leased at \$635 per week.

Discover the perfect blend of modern luxury and low-maintenance living without the hustle and bustle of the CBD. Welcome to Norwood COMO, where this home is not just a place to live; it's a lifestyle in itself.

This near new 2 bedroom, 1 bathroom apartment offers a perfect blend of convenience and style. The master bedroom features a walk-through wardrobe and a sleek modern ensuite, while the second bedroom offers a built-in wardrobe and functional space. The kitchen is a culinary haven with a beautiful stone island bench and modern appliances. Additional highlights include a separate walk-in laundry, a luxurious bathroom, and a large balcony overlooking a communal outdoor entertaining area.



Disclaimer: 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.



For Sale

\$745,000

View

ljhooker.com.au/60C2FDJ

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Residents of COMO enjoy access to a business function center and a communal outdoor area, with a medical center, sushi hub, and Coles right at your doorstep. The location is a vibrant hub with abundant parks, gyms, and fitness centers nearby, making it a lifestyle destination.

Situated on The Parade, Norwood's premier shopping and dining destination, you'll have cafes, restaurants, boutiques, and supermarkets at your doorstep. Convenient access to public transport options and major roads ensures easy commuting to the CBD and other parts of Adelaide. Don't miss the chance to embrace the Norwood COMO lifestyle and call this contemporary gem your new home.

Currently Leased at \$635 pw to August 2024
CT Number: Volume 6285 Folio 868
Name of Council: Norwood Payneham & St Peters
Council Rates: \$1,276.84 per annum (approx)
Water Rates: \$175.51 per quarter (approx)
Strata Levy: \$1,141.57 per quarter (approx)
Sinking Fund: \$54.43 per quarter (approx)
Build Size: 93sqm (approx)
Year Built: 2022

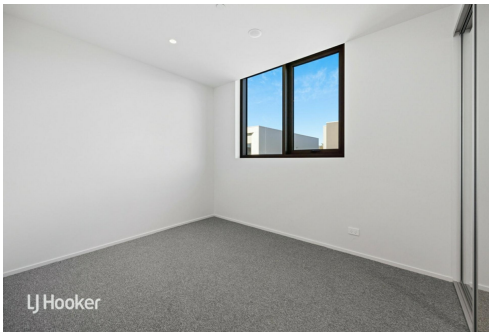
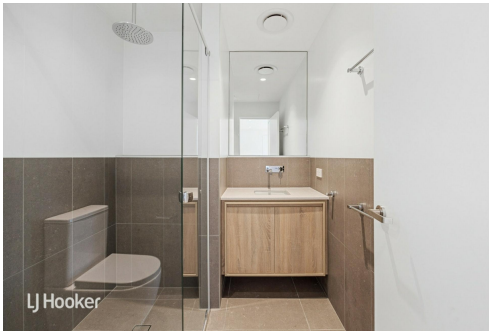
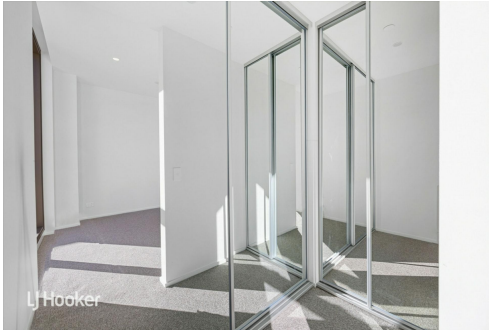
To register your interest or to make an offer, scan the code below:
<https://prop.ps/i/vsQNDhwWAtgK>
(Please copy and paste the link into your browser)

More About this Property

Property ID	60C2FDJ
Property Type	Apartment
House Size	93 m²

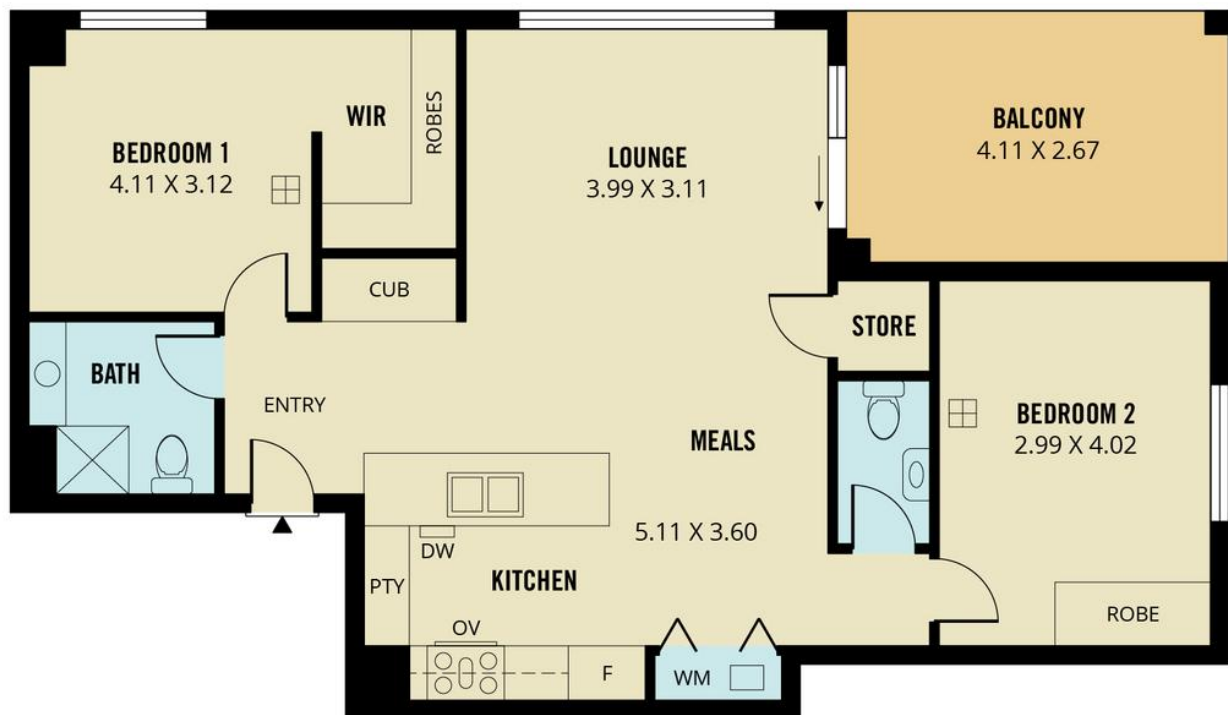
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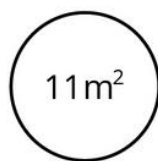
93m²

TOTAL



82m²

Living



11m²

Balcony



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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