



11/12-14 Elizabeth Street, Norwood

Boutique Luxury in the Heart of Norwood

- Best Offers By Wed 1st of July 11am*

Perfect for downsizer, professionals or the astute investor. It's the ideal lockup and leave where security prevails. In a small, exclusive group of just thirteen apartments, this home delivers the perfect balance of sophistication, convenience and low maintenance luxury. Located on one of Norwood's most desirable streets, you'll enjoy the rare combination of the peaceful, tree-lined setting while remaining just moments from the vibrant cafes, restaurants and boutique shopping.

Completed in approximately 2023, this apartment has been thoughtfully designed for those who appreciate quality without compromise. Whether you're a professional seeking a refined city fringe lifestyle or a downsizer looking for a home that offers both luxury and a chic lifestyle, this is a residence that effortlessly caters to both.

Step inside and the sense of space is immediate. Soaring 2.7-metre ceilings, quality finishes and abundant natural light create an atmosphere commonly associated with a bespoke home. A wide

2 2 2

FOR SALE
\$1,300,000 - \$1,350,000

VIEW
Sat 20th Jun @ 11:00AM - 11:30AM

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study nook provides ample room for two workstations, offering the flexibility to work from home without sacrificing living or bedroom space.

The open plan kitchen, dining and living area forms the heart of the home. Stone benchtops feature throughout, while a Miele gas cooktop, oven, integrated dishwasher and generous island bench combine practicality with timeless style. Large glass doors connect seamlessly to the private balcony, creating a welcoming space to enjoy your morning coffee, entertain guests or simply unwind while taking in the leafy streetscape below. Designed with comfort and privacy in mind, both master size bedrooms enjoy elevated outlooks towards the Adelaide Hills and have their own beautiful ensuites. The master suite is particularly impressive, featuring walk-in robe and dual skylights positioned above the bed. Complete with remote controlled shades allowing natural light to flood the room by day and create a unique sense of connection to the sky above at night.

Practicality and security are equally well considered. Two secure undercroft car parks, remote gate access, a private storage cage, remote intercom for guests and lift access from the garage to your floor provide the convenience and ease of living that we all seek.

What We Love:

- Boutique group of only 13 apartments
- 2 secure parking spaces plus private storage cage
- Positioned with hills & tree-lined street views
- Lift access from secure undercroft parking
- Both bedrooms with views of the hills and stunning ensuites
- Master suite with walk-in robe and dual skylights with remote controlled shades
- Separate powder room for guests
- 2.7-metre ceilings throughout
- Wide timber study nook with space for two workstations
- Stone benchtops to wet areas
- Miele gas cooktop, oven & integrated dishwasher
- Open plan kitchen, dining and living area
- Private balcony with glimpses of Adelaide skyline & leafy streetscape outlook
- Previously rented for \$1250 per week fully furnished
- Ducted reverse cycle air conditioning

Few suburbs capture a great lifestyle quite like Norwood. From morning walks to your favourite cafe, evenings spent dining along The Parade and effortless access to the CBD, everything you need is right at your doorstep. Offering the lock-up-and-leave convenience of apartment living without sacrificing quality, space or style, this is a rare opportunity to secure a premium residence in one of Adelaide's most tightly held locations.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- * 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID 2EE0FDZ
Property Type Apartment
Including Toilets (3)

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



11/12-14 ELIZABETH STREET, NORWOOD

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