







406/256 The Parade, Norwood

Sweeping Hills Views with Sought After Parade Lifestyle

Positioned within the boutique Nuova Apartments, this luxurious two bedroom residence combines contemporary elegance with one of Norwood's most sought after addresses. Built in 2018, this sophisticated apartment presents an outstanding opportunity for first home buyers, investors, downsizers or professional couples seeking premium, low maintenance living on Adelaide's iconic Parade.

Designed with style and functionality in mind, the open plan kitchen, living and dining area is bathed in natural light thanks to large windows that frame a priceless outlook across Adelaide's colourful south-eastern hills. The living space extends effortlessly onto a generous balcony, creating the perfect setting for entertaining guests or enjoying warm Adelaide evenings.

The designer kitchen is beautifully appointed with waterfall marble benchtops, a double sink, semi-integrated dishwasher, gas cooktop and ample storage, delivering the perfect balance of luxury and practicality.

Accommodation comprises two generously sized bedrooms. The impressive master suite features a walk-in robe and a luxurious

2 2 2

FOR SALE
$980,000 - $1,050,000

VIEW
Sat 7th Nov @ 12:00PM - 12:30PM

AGENTS

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Interested parties must rely solely on their own enquiries.

ensuite complete with marble benchtops, dual vanities and floor to ceiling tiling, while the second bedroom offers a large built-in robe and easy access to the stylish main bathroom.

What you'll love;
- Generous open plan living and dining room
- Marble benchtops
- Floating timber flooring
- Expansive private balcony with stunning views
- Ducted reverse cycle air conditioning
- Located on the fourth floor
- Secure building entry
- Private undercover carpark and storage cage
- Central Norwood location

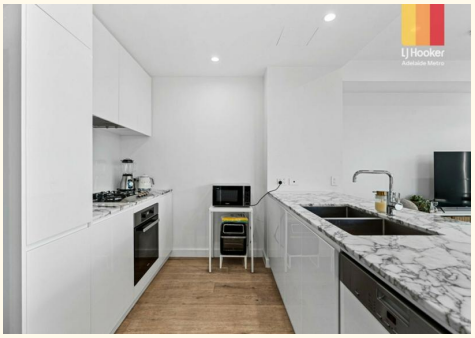
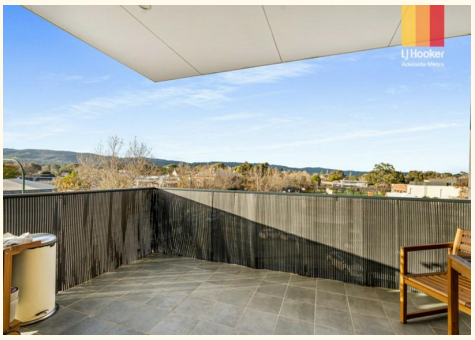
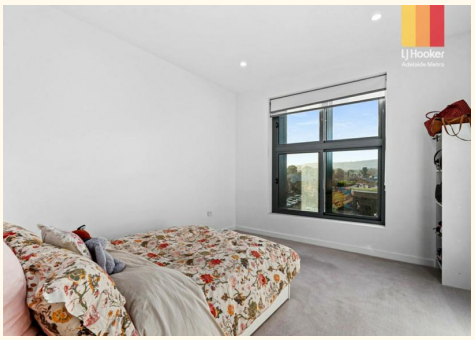
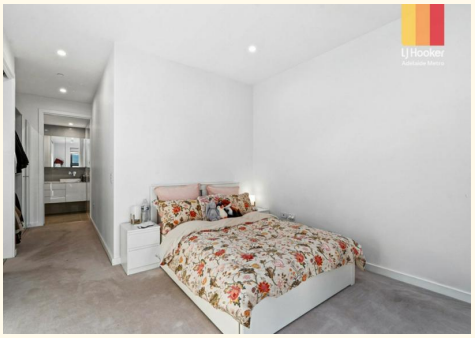
Location is everything, and this address places you in the very heart of Norwood's vibrant lifestyle precinct. Step outside and enjoy an endless selection of award-winning restaurants, cafés, boutique shopping, specialty stores and entertainment, all while being just moments from the Adelaide CBD.

Currently tenanted until 16 February 2027 at $775 per week, the apartment also presents an exceptional investment opportunity with immediate rental income and long term security.
Offering sophisticated interiors, breathtaking hills views and an unbeatable location, this is a rare opportunity to secure a premium apartment in one of Adelaide's most desirable lifestyle destinations.

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	WTKFDG
Property Type	Apartment
Including	Ensuite
	Air Conditioning
	Toilets (2)

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Living: 94m²
Balcony: 12m²
Carparks: 9m²
Total: 115m²
Measurements are approximate



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