

20A Edward Street, Norwood

## Effortless Luxury in a Prized Norwood Setting

Auction Location: on site

Discreet, refined and designed for easy living, this beautifully appointed residence offers a rare opportunity to downsize without compromise in one of Norwood's most desirable streets.

The home delivers exceptional comfort with single level convenience in mind and added luxuries on the upper floor. A light filled ground-floor master suite, generous study and beautifully proportioned living zones complemented by high-quality finishes reflect a build and design focused on longevity rather than trends. A sophisticated kitchen with butler's pantry anchors the living spaces forging an environment that is both elegant and practical.

Upstairs, a private retreat awaits with a fully equipped, acoustically designed home theatre (equipment included) and kitchenette. Just perfect for relaxed evenings, guests or extended stays. The remaining three bedrooms and main bathroom are extremely well appointed and proportioned.

Frameless windows and sliding glass doors open to a generous

4 2 4

### AUCTION

Fri 27th Feb @ 11:30AM

### VIEW

Sat 21st Feb @ 11:00AM - 11:30AM

### AGENTS

Nick Ploubidis

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### AGENCY

LJ Hooker Kensington | Unley

(08) 8431 6088

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



alfresco zone designed for effortless entertaining. A complete built-in outdoor kitchen is complemented by large format non slip Italian tiles and discreet Krix ceiling speakers, creating a space that feels both relaxed and refined.

The landscaped rear garden is centred around a heated in-ground concrete, salt chlorinated swimming pool, delivering a private resort-style setting without the upkeep. Supported by 11.6KW solar power, automated irrigation and architectural lighting, the outdoor areas and energy efficiency have been thoughtfully designed.

The location speaks for itself. The beacon of the Eastern Suburbs, the delights of Norwood Parade, is virtually at your doorstep. This is your opportunity to own and reside in one of Adelaide's most desirable streets in one of our most sought after suburbs.

This exemplary home is further complemented by:-

- European Oak timber flooring
- Tasmanian Oak staircase
- 3m high ceilings in main living and 6m entry
- AstralPool Connect 10 salt chlorinator pool system
- 11.6kw solar
- CCTV Cameras
- Underfloor heating to downstairs living
- Underbench wine fridges
- Fully equipped outdoor kitchen
- Sound proofed cinema room
- Second Kitchenette

So much more to love about this wonderful home.

AUCTION: Friday 27 February at 11:30am, on site.

CT: Volume 6179 Folio 955

Council: Norwood Payneham St Peters

Council Rates: \$4,264.00 per annum (approx.)

Water Rates: \$414.18 per quarter (approx.)

Land Size: 560 square metres (approx.)

Year Built: 2018 (approx.)

To register interest, copy and paste the below link into your browser:

<https://prop.ps/6CmhGD47VQkh>

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

## MORE DETAILS

Property ID	61MUFDJ
Property Type	House
House Size	380 m2
Land Area	560 m2
Including	Ensuite
	Study
	Air Conditioning
	Pool
	Dishwasher
	Floorboards
	Built-in-Robes
	Solar Panels

**Nick Ploubidis 0423 840 514**

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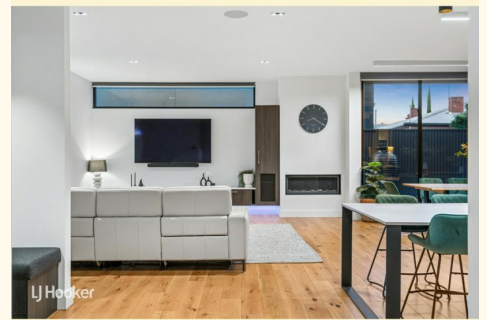
Sales Associate | [rvereker@ljhkensingtonunley.com.au](mailto:rvereker@ljhkensingtonunley.com.au)

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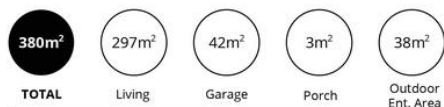
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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