

20A Edward Street, Norwood




Effortless Luxury in a Prized Norwood Setting

Discreet, refined and designed for easy living, this beautifully appointed residence offers a rare opportunity without compromise in one of Norwood's most desirable streets. Set down a long driveway off Edward Street, the home is highly secured and private.

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 an oversized butler's pantry forges 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. This room is easily converted back to an additional living space or fourth bedroom. The remaining bedrooms on this level and the main bathroom are extremely well appointed and proportioned.

Frameless windows and sliding glass doors open to a generous

3  2  4 

FOR SALE
\$2,850,000

AGENTS

Nick Ploubidis
0423 840 514
nploubidis@ljhkensingtonunley.com.au

AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

alfresco zone designed. 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. CCTV at the electric entry gate and on Edward Street and at the main entry provide that extra layer of security.

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
- Soundproofed cinema room or 4th bedroom
- Second Kitchenette

So much more to love about this wonderful home.

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 make an offer copy and paste the below link into your browser:

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

RLA 275279

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

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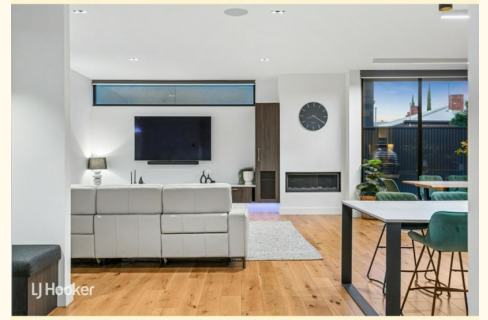
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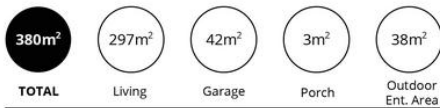
LJ Hooker Kensington | Unley (08) 8431 6088

295 Kensington Road, KENSINGTON PARK SA 5068

kensingtonunley.ljhooker.com.au |

reception@ljhkensingtonunley.com.au





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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