

## Norwood, 4 Edmund Street

Sold by Sam Derbali & Marie Brus

3 2 1

**For Sale**  
Contracted at Auction

**View**  
[ljhooker.com.au/2C9SFDZ](http://ljhooker.com.au/2C9SFDZ)

**Contact**  
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A beautifully presented stone fronted cottage with all the charm and character of yesteryear. Nestled behind a charming picket fence and welcoming porch through to the warmth of polished timber floors, the stunning renovation sets this 3 bedroom, 2 bathroom cottage apart from the rest.

Located in the prestigious eastern city fringe suburb of Norwood with only a short stroll to the heartbeat of The Parade shopping and cafe precinct. Enjoy your morning caffeine fix, lunch or the evening out. The lifestyle on offer is comfortability and convenience.

Offering 3 bedrooms, or upstairs study, teenage retreat or workspace. The master bedroom has luxe ensuite and bedroom 2 has outside access.

A central formal lounge leads through to the well-designed kitchen with island bench and quality appliances. The adjacent meals area flows seamlessly into the alfresco, ideal for



**LJ Hooker St Peters**  
**(08) 8362 8008**

**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.

entertaining and the perfect additional living area.

An exquisite offering within walking distance to the city and easy access to numerous prestigious schools including Saint Peters and Prince Alfred College. A flexible floorplan and valuable rear access complete this picture perfect offering.

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.**

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

## More About this Property

Property ID	2C9SFDZ
Property Type	House
Including	Ensuite Toilets (2)

**Samuel Derbali 0450 033 056**

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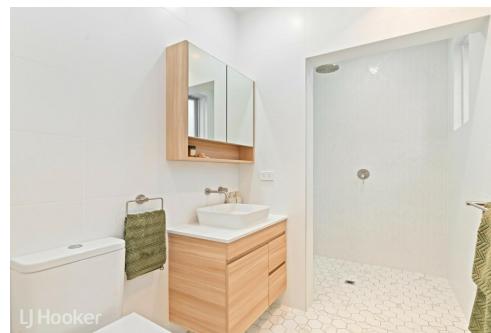
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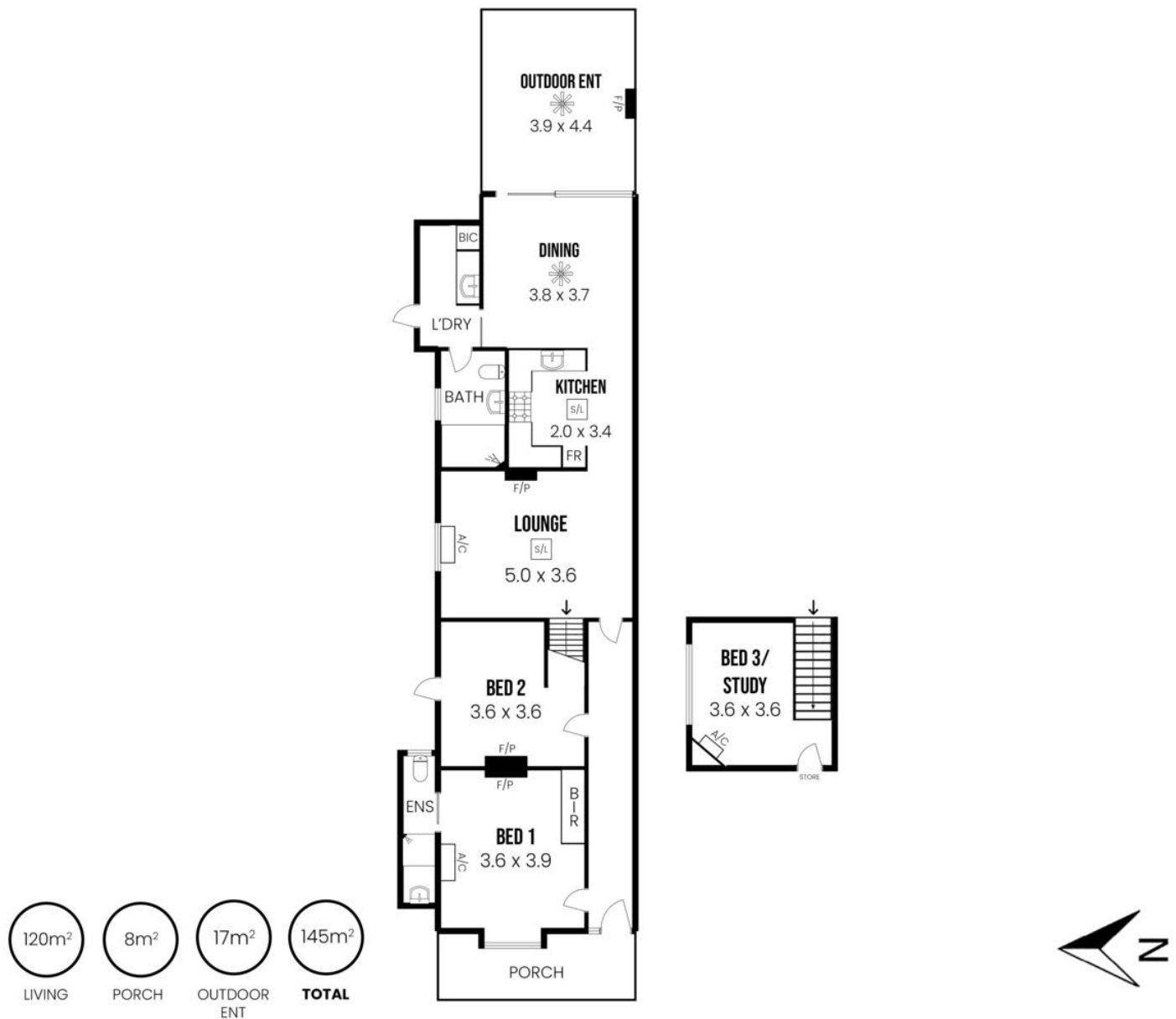
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#### 4 Edmund Street, Norwood, SA 5067

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