

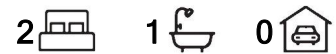
## Norwood, 7 Fisher Street

### Charming Maisonette a Stones Throw to the Parade

A stones throw to The Parade, this tidy maisonette offers a low maintenance lifestyle in a highly sought after suburb. The home has been freshly painted throughout, and is ready for its new owner's story to begin.

A private courtyard at the front offers an ideal spot to enjoy a morning coffee or a book, while providing privacy to your home. Enter the home into a spacious lounge at the front of the home, with a split system AC. The two bedrooms are spacious and the windows allow plenty of natural light to flood in. The master bedroom boasts a built-in wardrobe.

The kitchen is equipped with ample bench and storage space, a dishwasher, a gas cooktop and a second split system air conditioner. Adjacent to the kitchen, the meals area overlooks the courtyard through large glass sliding doors. The modern bathroom at the back of the home features a bathtub, and the laundry is conveniently tucked away separate, in a cupboard near the kitchen.



#### For Sale

Auction | Sunday 1st September @ 10:30am

#### View

[ljhooker.com.au/WYXHDM](http://ljhooker.com.au/WYXHDM)

#### Contact

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LJ Hooker Mile End | Woodville  
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The tidy courtyard offers an ideal space to have a few friends or some family around.

A stones throw from The Parade, Norwood, which boasts a trendy cafe and restaurant lifestyle, along with boutique shops and a thriving nightlife. Just an easy 8 minute drive into the CBD, or hop on convenient public transport. Great schooling options nearby include Norwood Primary School and Marryatville High School.

#### Key Features

- Spacious lounge
- Two bedrooms, master with built-in wardrobes
- Kitchen with dishwasher, gas cooktop and ample storage
- Meals area overlooking rear courtyard
- Laundry conveniently tucked into a cupboard
- Modernised bathroom with bathtub
- Private courtyards front and back
- Freshly painted throughout
- Two split system air conditioner

#### Specifications

Title: Strata Titled

Year built: c1900

Council: Norwood, Payneham and St Peters

Council rates: \$1,318.46pa (approx)

ESL: \$132.50pa (approx)

SA Water & Sewer supply: \$167.24pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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## More About this Property

<b>Property ID</b>	WYXHDM
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Heating

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

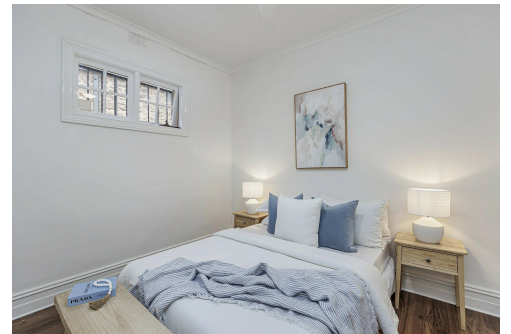
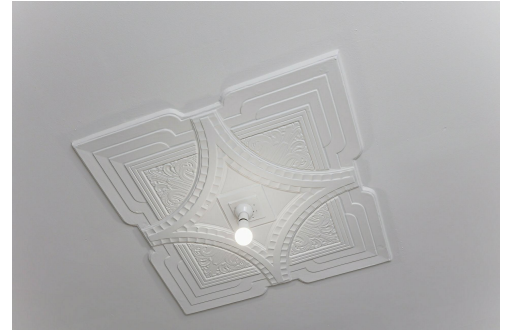
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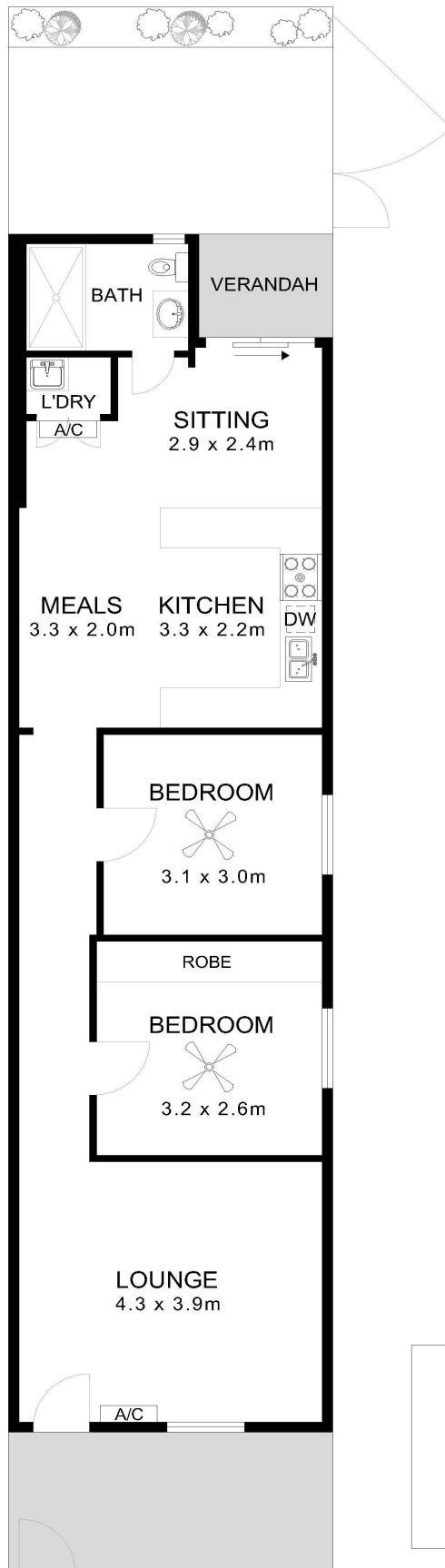
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Approx Gross
Living = 73m <sup>2</sup>
Verandah = 3m <sup>2</sup>
Porch = 10m <sup>2</sup>
Total = 86m <sup>2</sup>

## 7 Fisher Street Norwood

For Illustrative purposes only. All measurements are approximate.  
Andrew Waters Photography