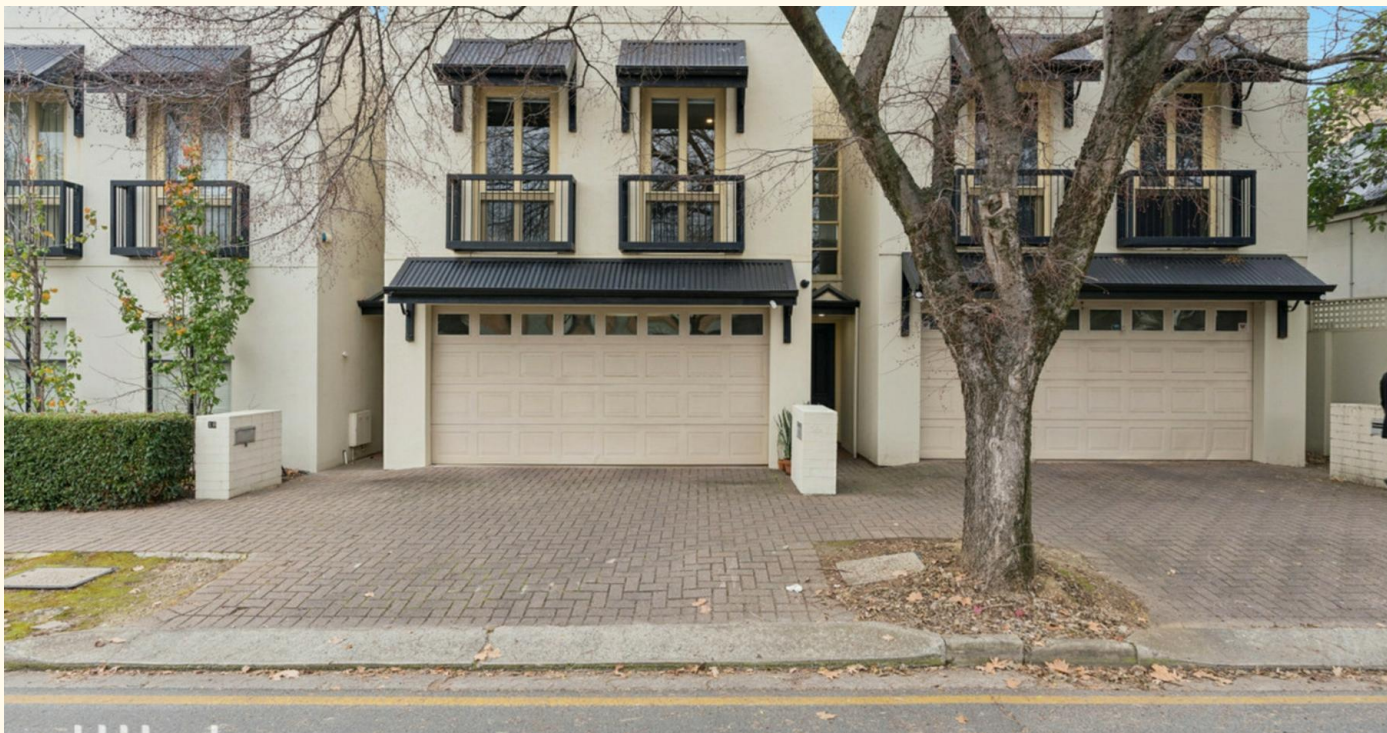


16A Sydenham Road, Norwood

Your Norwood Moment Starts Here!

Auction Location: 16A Sydenham Road Norwood

If you've always dreamed of calling Norwood home, but thought it was just beyond your reach, this could be the opportunity you've been waiting for.

Positioned in one of Adelaide's most sought-after suburbs, this beautifully presented circa 2000 community-title townhouse delivers the perfect balance of lifestyle, space and convenience. Offering three generous bedrooms (two with Juliet balconies), one-and-a-half bathrooms, two separate living areas and the rare advantage of side-by-side garaging for two vehicles, it represents exceptional value in an increasingly tightly held location.

Whether you're purchasing your first home, accommodating a growing family, seeking a low-maintenance lifestyle or adding a quality property to your investment portfolio, this home offers flexibility and comfort in equal measure.

The light-filled open plan living and dining area forms the heart of the home, with expansive windows framing the private rear courtyard

3 1 2

AUCTION

Fri 7th Aug @ 12:30PM

VIEW

Sat 25th Jul @ 11:30AM - 12:00PM

AGENTS

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Interested parties must rely solely on their own enquiries.



where architecturally manicured lilly pillies create a striking natural backdrop. It is the perfect space to entertain friends or simply relax in complete privacy.

The stylishly updated kitchen has been thoughtfully appointed with brand-new Miele and Euro appliances, including a gas cooktop, electric oven and dishwasher, complemented by a double sink, filtered water tap and excellent storage.

Upstairs, a light-filled void above the entry enhances the sense of space and fills the home with natural light, while the freshly carpeted second living area provides valuable additional space for families, a home office or a quiet retreat.

The generous king-sized main bedroom features elegant windows opening to a charming Juliet balcony, a walk-in robe and direct access to the two-way bathroom. Bedrooms two and three are both well-proportioned, with the third bedroom equally suited as a nursery or home office thanks to its position alongside the main suite. All bedrooms have also been recently re-carpeted.

The neutral-toned two-way bathroom offers a separate shower, full-sized bath and large vanity, combining practicality with timeless appeal.

Additional features you'll love include:

- Double side-by-side garage under the main roof with direct internal access
- Ducted reverse-cycle air conditioning throughout
- Brand-new Miele and Euro kitchen appliances
- Guest powder room conveniently located off the laundry
- New carpet to the staircase and entire upper level
- One of only five residences within the group
- Just 250 metres to public transport
- " Zoned for Norwood Primary School and Marryatville High School
- " Walking distance to The Parade, Magill Road, Norwood Oval, Aldi, the Alma Tavern and an outstanding selection of cafés, restaurants and shopping

With the Adelaide CBD just minutes away, this location offers an enviable lifestyle where everything you need is within easy reach.

Affordable opportunities to secure a spacious home in blue-chip Norwood are becoming increasingly rare. Whether you're looking to downsize without compromise, establish yourself in this coveted suburb or invest in a location with enduring appeal, this is a home that deserves your attention.

Don't miss your chance to make the Norwood lifestyle you've always imagined a reality.

AUCTION: Friday 7 August at 12:30pm, on site

(\$1,000,000)

CT: Volume 5718 Folio 249

Council: City of Norwood Payneham & St Peters

Council Rates: \$1,629.79 per annum (approx.)

Water Rates: \$233.29 per quarter (approx.)

Community Fees: \$210.00 per quarter plus \$5.00 per quarter sinking fund (approx.)

Year Built: 2000 (approx.)

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

<https://property.ljhooker.com.au/residential-norwood-sa-townhouse-16a-sydenham-road-61smfdj>

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.
RLA 275279

MORE DETAILS

Property ID	61SMFDJ
Property Type	Townhouse
Land Area	133 m2
Including	Toilets (2)
	Courtyard
	Balcony
	Dishwasher
	Fully Fenced
	Remote Garage

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Jacinda Ormston 0401 501 474

Sales Associate | jormston@ljhkensingtonunley.com.au

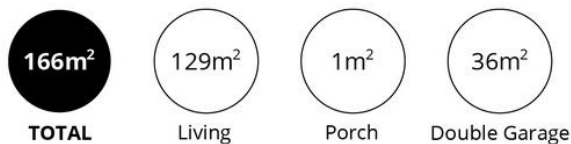
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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