



1/86 George Street, Norwood

The Cosmopolitan Lifestyle is Beckoning your Call

Positioned as the front townhouse within an established strata group, this two-bedroom home offers a private lifestyle just a stone's throw from The Parade. Set back from the road and surrounded by established gardens and premium homes, this 1970's townhome enjoys a secluded setting with an abundance of cafés, restaurants, shopping and supermarkets within walking distance. Currently tenanted until May 2027.

Investors, first home buyers or those wanting the best of Norwood are going to love this.

The living and dining areas are filled with natural light, enhancing the neutral tones in this space. The recently updated kitchen looks crisp with its white joinery and contrasting benchtops offers plenty of workspace. Other features include a separate downstairs toilet, electric heating and ducted evaporative cooling.

Upstairs, the generous main and second bedroom offer plenty of built-in storage while the updated main bathroom, complete with bath, provide a fresh and functional space.

2 1 1

FOR SALE

Sold by Nick Ploubidis, LJ Hooker Kensington|Unley

AGENTS

Nick Ploubidis
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AGENCY

LJ Hooker Kensington | Unley
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Interested parties must rely solely on their own enquiries.



With a private front yard and north-facing rear garden, there's plenty of space for outdoor dining, entertaining or enjoying that morning coffee. The common areas are filled with established trees and gardens, while a dedicated carport with ample room to manoeuvre makes access to the property easy.

Families will appreciate the property's zoning for Norwood Primary School and Marryatville High School, with a selection of highly regarded independent schools also within easy reach, including Saint Ignatius' College, Loreto College Marryatville, Prince Alfred College, St Peter's College and Pembroke School.

With The Parade's huge choice of cafes, restaurants, shopping and supermarkets, and the Adelaide CBD just minutes away, this one ticks all the right boxes for the cosmopolitan lifestyle.

EXPRESSIONS OF INTEREST: Closes Thursday 17 September at 12pm.

To make an offer, copy and paste the below link into your browser:
<https://buy.realtair.com/properties/287269>

CT: Volume 5044 Folio 538
Council: Norwood Payneham St Peters
Council Rates: \$1,428.85 per annum (approx.)
Water Rates: \$193.26 per quarter (approx.)
Strata Levy: \$600.00 per quarter (approx.)
Year Built: 1978 (approx.)

RLA 275279

MORE DETAILS

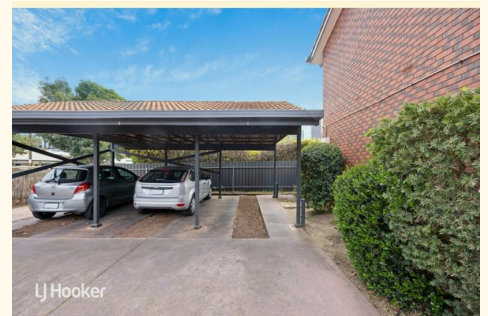
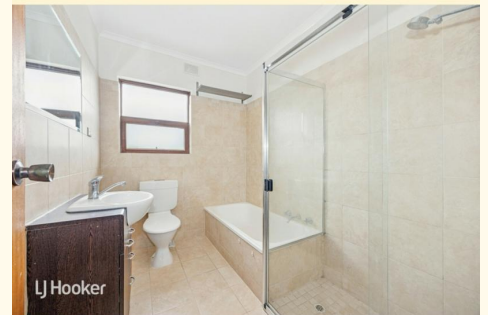
Property ID	61TBFDJ
Property Type	Unit
House Size	135 m2
Including	Toilets (1)
	Built-in-Robes

Nick Ploubidis 0423 840 514

Principal | Auctioneer | nploubidis@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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