



8A/58 William Street, Norwood

## Perfect Starter or Blue Chip Investment




Situated in the heart of suburban Adelaide, this light-filled level-1 unit offers the perfect opportunity for first-home buyers and investors, all within easy reach of Norwood's cafés, shops, and parks.

The open living space is spacious and the bedroom is surprisingly large. Freshly painted throughout, neat and tidy. Scope to further enhance the unit or simply enjoy as it currently stands.

The William Street address is certainly a drawcard. A short walk through the Adelaide Parklands and the East End is right there. Or, of course, the Norwood Parade is at your disposal, virtually at your doorstep. The cosmopolitan lifestyle is beckoning your call!

\$450,000

CT: Volume 5047 Folio 658  
Council: Norwood Payneham St Peters  
Council Rates: \$1,405.30 per annum (approx.)  
Water Rates: \$176.30 per quarter (approx.)  
Strata Levy: \$437.00 per quarter plus Sinking Levy \$209.00 per quarter (approx.)

1  1  1 

### FOR SALE

Sold by Nick Ploubidis LJHooker  
Kensington|Unley

### AGENTS

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

### AGENCY

LJ Hooker Kensington | Unley  
(08) 8431 6088

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.

 **LJ Hooker**

Year Built: 1970 (approx.)

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

<https://prop.ps//JeNWqHF9pKKA>

RLA 275279

## MORE DETAILS

Property ID	61NZFDJ
Property Type	Unit
House Size	46 m2
Including	Air Conditioning

**Nick Ploubidis 0423 840 514**

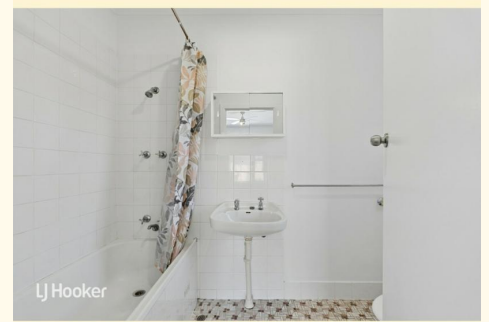
Principal | Auctioneer | [nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

**LJ Hooker Kensington | Unley (08) 8431 6088**

295 Kensington Road, KENSINGTON PARK SA 5068

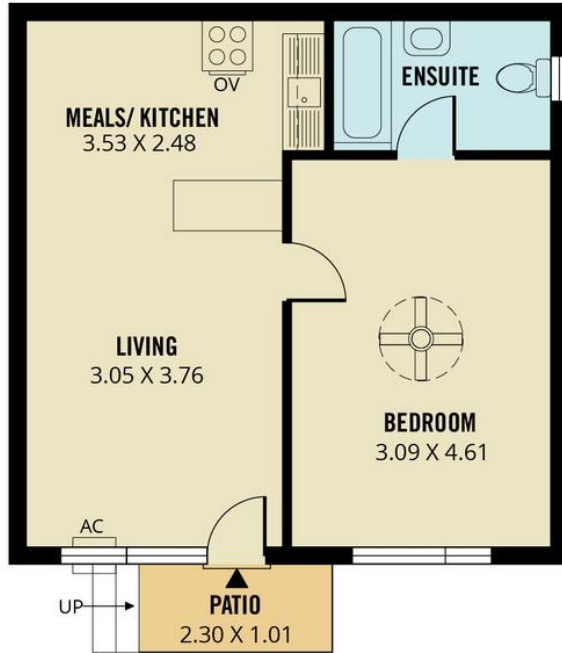
[kensingtonunley.ljhooker.com.au](http://kensingtonunley.ljhooker.com.au) |

[reception@ljhkensingtonunley.com.au](mailto:reception@ljhkensingtonunley.com.au)



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**TOTAL**



Living



Patio



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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