

36 Norman St, Woodville, SA, 5011



House For Sale

Thursday, 14 November 2024

36 Norman St, Woodville, SA, 5011

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Peter Kiritsis

0882440844

For The Vintage Grace & Gorgeous Simplicity Of A Villa Poised For The Prime Of Its Life....

Upcoming Inspections // Sunday 24th November 1:00pm - 1:30pm // Monday 25th November 5:30pm - 6:00pm

Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections

With enduring street appeal, incredible potential, and placement in the heart of Woodville's yearned-for lifestyle precinct, this c1890's character Villa is already something special, yet promises the family time of its life is still to come on a 509m2* allotment.

Preserving timeless features that always balance a contemporary update-leadlight windows, lofty decorative ceilings, Baltic pine floors, and ornate, functioning fireplaces-the first four rooms deliver, offered as three generous double bedrooms and a spacious family room.

In a pared-back palette of warmth, a wander in and around this immaculate home sparks as much joy as it does a myriad of options for the young family or project buyer to value-add on their timeline, one small step at a time.

From the petite bathroom to the enchanting kitchen, it's a footprint that will willingly allow you to double up...

With generous boundary space, the project forecast could see you extend with an ensuite, fit out your dream kitchen, or remove the lean-to and move in a seamless modern addition, and family bathroom, STCC - breathing luxury and longevity into its functional simplicity.

Right now, the manicured backyard, led by an open air patio, lets you ring in summer under the stars, nurse the herbs in zoned garden beds, or let the toddler take their first steps on the grass.

And with its double-fronted appeal and jasmine-clad front fence, you'll smile every time you pull into the carport.

Drawn to Norman Reserve, bound by St. Clair, an about-turn on foot to the Woodville Park train and Mio Piatto Café, Whitefriars Catholic School, Woodville Oval and The QEH - you're buying far more than a pretty facade...

You're buying into an admirable family suburb that's enjoying an infinite spell in its prime.

More aspects to love:

Attractive 3-bedroom double-fronted Villa (c1890)

Virtually opposite Norman Reserve

8m x 3.3m (approx.) carport

Ornate hallway arch & Victorian Cove cornices

Working fireplaces to all 3 bedrooms & lounge room

Basic eat-in kitchen with a freestanding gas stove

Split system R/C A/C to rear lounge/dining area

Petite bathroom with shower, vanity & WC

Lean-to utility room/laundry

Exceptional potential to extend (STCC)

External brick wood store

Zoning for Woodville Primary School & Woodville High School

Close to lifestyle conveniences - train, bus, Mio Piatto Café & St. Clair

And much more...

*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the

property. Some information has been obtained from third parties and has not been independently verified.*