

**8 Elizabeth Street, Norwood, SA, 5067**



**House For Sale**

Monday, 18 November 2024

8 Elizabeth Street, Norwood, SA, 5067

**Bedrooms: 3**

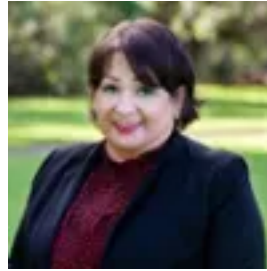
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Matt Scarce  
0411185205



Marlisa Seidel

## **Generously Proportioned Two-Level Home with an Extra-Large, Private Tuscan Inspired Courtyard & Rear Access to a Double Garage off Essery Street**

Live in the heart of fashionable Norwood - so close to the cosmopolitan cafes of The Parade you can almost smell the coffee.

A roomy, architecturally designed home with a well-considered interior and plenty of extraordinary features throughout. Tucked away in tree-lined Elizabeth Street, just off The Parade and discreetly sited behind a solid brick fence and intercom. This property offers the best of both worlds - spacious living and privacy combined with easy access to lively cafes, shops restaurants and approximately 2.5kms of the Adelaide CBD.

Level one comprises of a front porch and tiled entrance, an elegant formal lounge and formal dining room, a rear renaissance tiled family room and a casual dining room are overlooked by the kitchen and servery, a handy powder room, a separate laundry, the impressive fully paved rear courtyard and a double garage with an auto roller door.

Level two comprises of three good size bedrooms including the master with an ensuite, walk-in robe, a parent's retreat (or study) and a private covered balcony, while both bedrooms 2 and 3 have access to the rear balcony and main bathroom.

You'll find plenty of interior style with a broad wall of windows and a sliding door which captures an enticing view of the courtyard, while a central void with a skylight floods the upper level with natural light.

The idyllic courtyard is perfect for quiet solitude or to alfresco entertain all your family and friends. Water gently trickles from two decorative fountain heads into a tranquil pond with a sail shade soaring high above providing protection from the sun. High solid walls on both sides provide maximum privacy.

Everything you could need is within close proximity on The Parade. A short stroll will lead you to a rich tapestry of cafes and restaurants, a diverse variety of specialty stores, Foodland, Coles, a Hoyts Cinema complex, medical centres and Public Transport. The Norwood Oval is also but a stone throw away.

Good Public Schools such as Rose Park Preschool, Norwood Primary and Marryatville High Schools, for which the property is zoned, are within easy reach. Private schools like St Ignatius College, St Josephs, Mary Mackillop College and Pembroke School are also nearby.

Offers close Monday, 9th December at 5:00pm unless sold beforehand.

"Tutti benvenuti" - everyone is welcome to view this special property. To arrange a private inspection or for more information please contact Matt Scarce on 0411 185 205.

Other features include -

- Ducted reverse cycle air-conditioning
- Fisher & Paykel stainless steel double drawer dishwasher
- A gas cook-top
- Plenty of kitchen storage cupboards
- A luxurious spa bath
- Quality bathroom tiles
- Wall sconces in front lounge room
- Victorian Cove cornice in the formal lounge room
- Built-in storage cupboards in the garage
- A built-in linen press
- Neutral toned carpeting

Gas hot water service

A water filter

NBN

Rear garage access via a private lane

All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified.

RLA 222182