



3 Somerset Place, Norwood

3 1 2

\$760,000 - \$795,000

GORGEOUS TWO LEVEL COTTAGE CIRCA 1880

Web ID: 14603110921

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Quirky and a little bit left of centre, this fabulous property is a stones throw to all the restaurants, shops and pubs 'The Parade' has to offer. Boasting three bedrooms, downstairs retreat, terrific kitchen, light-filled north-facing dining and family room opening to the private paved rear garden - perfect for entertaining. An amazing, very rare offering in the heart of Norwood - you won't find another like it!

FEATURES:

Split system air conditioning

3 fireplaces

Lock-up garage for 2 vehicles

Downstairs retreat with bluestone walls and 'natural flooring' comprising 3rd bedroom and 2nd sitting room with French doors to courtyard

Kitchen with Asko dishwasher and pantry

Skylight to living room

Polished timber flooring

Family bathroom plus 2nd separate w.c.

Title Reference: Volume 5983 Folio 757

Zoning: Residential Character Norwood

Council: Corporation of the City of Norwood, Payneham & St Peters

Council Rates: \$1,704.77 per annum

SA Water Rates: \$999.48 per annum plus usage

Emergency Services Levy: \$172.05 per annum