




**109/170 The Pde, Norwood, SA 5067****Sold - 30/01/2024**Apartment 2  1  1 

## Simplicity on The Parade With Huge Rental Return

Currently leased at \$635 per week.

Discover the perfect blend of modern luxury and low-maintenance living without the hustle and bustle of the CBD. Welcome to Norwood COMO, where this home is not just a place to live; it's a lifestyle in itself.

**Open for Inspection**

By Appointment.

This near new 2 bedroom, 1 bathroom apartment offers a perfect blend of convenience and style. The master bedroom features a walk-through wardrobe and a sleek modern ensuite, while the second bedroom offers a built-in wardrobe and functional space. The kitchen is a culinary haven with a beautiful stone island bench and modern appliances. Additional highlights include a separate walk-in laundry, a luxurious bathroom, and a large balcony overlooking a communal outdoor entertaining area.

Residents of COMO enjoy access to a business function center and a communal outdoor area, with a medical center, sushi hub, and Coles right at your doorstep. The location is a vibrant hub with abundant parks, gyms, and fitness centers nearby, making it a lifestyle destination.

Situated on The Parade, Norwood's premier shopping and dining destination, you'll have cafes, restaurants, boutiques, and supermarkets at your doorstep. Convenient access to public transport options and major roads ensures easy commuting to the CBD and other parts of Adelaide. Don't miss the chance to embrace the Norwood COMO lifestyle and call this contemporary gem your new home.

Currently Leased at \$635 pw to August 2024

CT Number: Volume 6285 Folio 868

Name of Council: Norwood Payneham & St Peters

Council Rates: \$1,276.84 per annum (approx)

Water Rates: \$175.51 per quarter (approx)

Strata Levy: \$1,141.57 per quarter (approx)

Sinking Fund: \$54.43 per quarter (approx)

Build Size: 93sqm (approx)

Year Built: 2022

### Listed By

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