




7/4 Sheppards Lane, Norwood, SA 5067**Sold - 15/04/2021**Apartment 2  1  1 

Unique, Chic and Centrally-located Warehouse-style Apartment

This chic warehouse-style apartment is set in an enviable top-floor, end-unit position and is within easy reach of the Adelaide CBD. Built in 2017 and presented in near-new condition, this is your chance to enjoy all the benefits of a contemporary and easy-care abode with personality, style and flair.

Open for Inspection

By Appointment.

Soaring raked ceilings combine with the high windows and abundance of natural light to create a bright and welcoming interior that will instantly feel like home. Everyday life is sure to revolve around the open-plan and spacious kitchen, living and meals area with direct access to a sun-soaked terrace. Entertaining guests will be a pleasure in this enclosed and private outdoor space with panoramic views out to the city skyline.

Both bedrooms have robes and the master features direct access to a second balcony with city views; a rare and highly prized floorplan configuration for this complex. There's ducted air conditioning throughout and a compact laundry along with a central bathroom and a powder room with a second w/c.

You can leave the car in the secure garage and walk to the bustling shops and renowned restaurants of The Parade. With the CBD only moments from your front door, everything you could ever need is conveniently located within easy reach. Secure swipe card into the building, and access to the floor via lift or wide stairs.

\$540,000 - \$560,000

OFFER FORM LINK

<https://forms.gle/c7y5YVArjpSJYuMT8>

CT: 6206/218

Council: Norwood, Payneham & St Peters

Council Rates: \$1,154.13pa (approx)

Water Rates: \$193.71pq (approx)

Body Corporate: \$508.53pq (approx)

Year Built: 2017

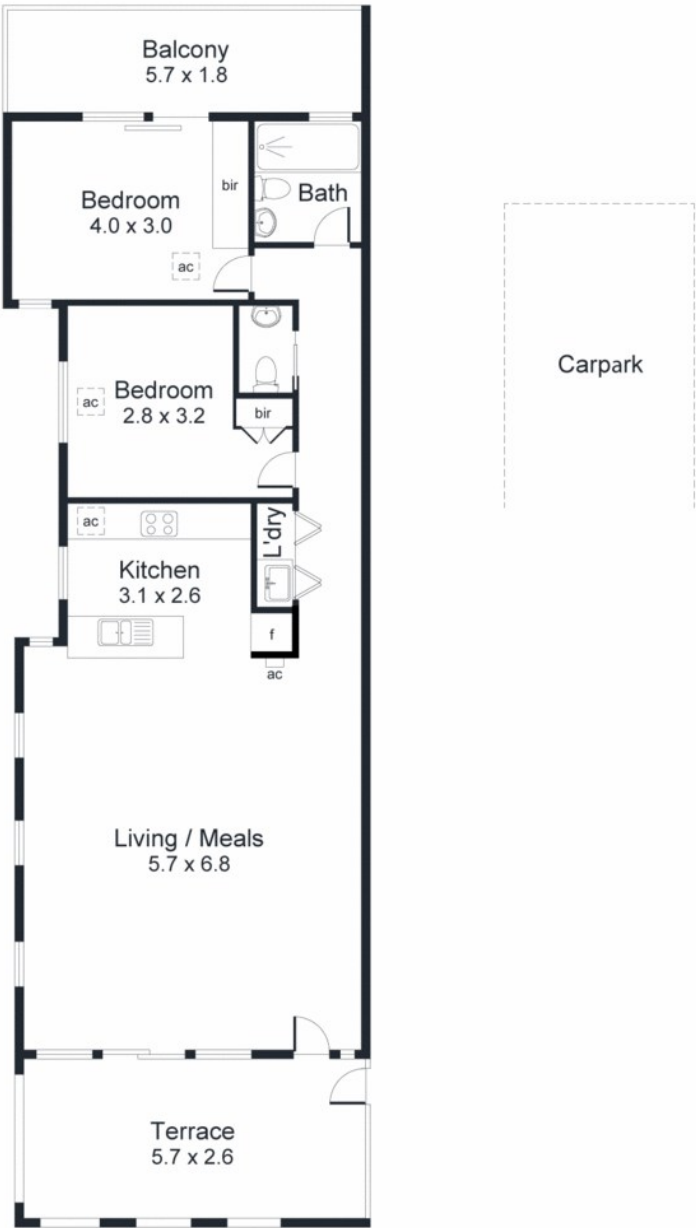
We welcome you to contact Nick Ploubidis to arrange a private viewing. Our office has implemented precautionary measures for the safety of our Vendors, you and our agents. Open inspections follow the relevant social distancing and capacity guidelines. We appreciate your patience and understanding.

Listed By

Nick Ploubidis



Floorplan



Area (Estimate only)	
Living	84.8 m ²
Terrace	16.9 m ²
Balcony	11.1 m ²
Total	112.8 m²

For illustrative purposes only.
 All measurements are approximate