

**13 Amsterdam Crescent, Salisbury Downs, SA 5108**



**Sold House**

Wednesday, 21 February 2024

13 Amsterdam Crescent, Salisbury Downs, SA 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 848 m2**

**Type: House**



Lukasz Jaworek  
0455229646

**\$690,000**

**\*\*UPDATED AUCTION TIME\*\*** Welcome to your ideal home or investment opportunity! This charming three-bedroom, one-bathroom residence is a haven for first-home seekers, investors, and developers alike. Boasting a super-wide street frontage that sparks inspiration for potential development into three blocks, this property is a rare find. Step inside to discover three carpeted bedrooms, each offering comfort and coziness. The master bedroom even includes a versatile study or nursery space, perfect for those seeking a home office or a dedicated area for a growing family. While the second and third bedroom are connected for a versatile space. The separate, carpeted, formal lounge room provides a private retreat, while the combined kitchen and meals area seamlessly connect to the backyard, creating an ideal space for entertaining guests. The kitchen is both neat and functional, featuring a freestanding gas oven and convenient storage. Ducted air-conditioning throughout the home ensures year-round comfort, while ceiling fans provide an additional breeze on warmer days. Security and privacy are enhanced with external roller shutters. Parking is a breeze with a carport and long driveway to accommodate your vehicles. A large detached workshop, adjoining storage or office space, and a garden shed offer ample space for hobbies or projects. Situated on a substantial 850sqm block, the property includes a generous rear yard, perfect for children and pets to enjoy. An undercover outdoor entertaining area adds to the appeal, providing a delightful space for gatherings. Whether you are looking for a development opportunity, a renovation project, or a move in ready home, 13 Amsterdam caters to all! Conveniently located near shops, schools, parks, and bus routes, this home offers a perfect blend of comfort and accessibility. Hollywood Plaza is just a five-minute drive away, Aldi is a three-minute drive, for all your shopping needs, and Amsterdam Reserve is a mere five-minute walk from your doorstep. Don't miss out on this fantastic opportunity - make this property your home or investment today!

**Property Features:**

- Three-bedroom and one-bathroom home
- Wide frontage suitable for development into three blocks
- Move in ready, set for renovation, or a wonderful development opportunity
- Expansive 850sqm (approx) block
- The master bedroom has a connecting study or nursery room
- The second and third bedroom are connecting and have a built-in robe
- Separate front lounge room to unwind
- Combined meals and kitchen space with skylight
- The kitchen has a gas stove, timber style cabinetry, and ample storage space
- The bathroom has floor-to-ceiling tiles, vanity storage, and a glass shower, with a separate toilet
- Laundry room with storage and rear yard access
- Built-in storage cupboard in hallway
- Ceiling fans in the master, third bed, meals, and lounge room
- Evaporative ducted air conditioning system
- Curtains fitted throughout the home
- Vinyl flooring in the kitchen and meals, with carpets throughout the rest of the home
- Gas hot water system for efficient hot water
- External roller shutters for privacy, security, and light control
- Rear verandah and shade pergola entertaining area
- Garden shed and rainwater tank in the large grass filled backyard
- Workshop or large shed with adjoining storage or utility room
- Secure carport with auto roller door and extra driveway parking

• Salisbury Downs Primary School is less than four minutes away

**Schools:** The nearby unzoned primary schools are Salisbury Downs Primary School, Karrendi Primary School, Parafield Gardens Primary School, and Riverdale Primary School. The nearby zoned secondary school is Parafield Gardens High School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | CITY OF SALISBURY Zone | General Neighbourhood Land | 848sqm (Approx.) House | 220sqm (Approx.) Built | 1982 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa