

**37 Amsterdam Street, Richmond, Vic 3121**

A———Z

**Sold House**

Friday, 11 August 2023

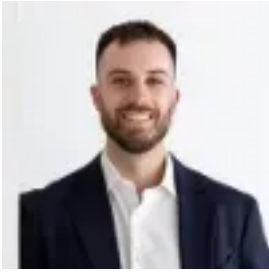
37 Amsterdam Street, Richmond, Vic 3121

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Sam Christensen  
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## Contact agent

\*\*Please register your interest in the enquiry field below so we can keep you informed if the property is to be sold before the next inspection.

The big picture. This pretty two bedroom home combines the perfection of a lock-up-and-leave lifestyle with the heritage aesthetic of a serene Victorian cottage. Young home buyers - imagine the spectacular life you'll lead in this tightly held inner-city precinct. Investors, you'll be attracted to the strong cash-flow returns that are always available for those who purchase in a neighbourhood that is renowned for its convenience to everything.

The finer details. Beyond the private bijou entrance, northern sunshine streams into the open-plan living and dining room. Bright and modern, the kitchen sits beside the inviting French doors that open out to a paved alfresco courtyard which doubles as an off-street car space if desired. High ceiling roses and plantation shutters feature in the bedrooms, serviced by a vogue bathroom with floor-to-ceiling tiling and a marble vanity.

The extras. You're guaranteed to be out every night and every weekend, exploring the numerous shops and tasting amazing cuisine throughout Richmond and across the Yarra River to neighbouring South Yarra. Soak up the sunshine at beautiful Barkly Gardens or jump on your bike and ride along the Main Yarra Trail into the city. With trams travelling in all directions, it's easy to get anywhere without a car.

- Split system air-conditioner
- Security alarm
- Contemporary flooring
- Single car space via rear right-of-way
- Amazing opportunity to renovate & extend (STCA)
- Ability to build a double garage off the rear right-of-way