

10 Amundsen Drive, Ingle Farm, SA 5098



House For Sale

Wednesday, 19 June 2024

10 Amundsen Drive, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 640 m2

Type: House



Benjamin Philpott
0883435600



David Philpott
0883435600

AUCTION on-site, Saturday 6th of July 2024 at 1pm

The northeastern suburbs of Adelaide are well in demand and provide great buying opportunities such as this 1974 built home. Ideal for those making their first purchase: Being First Home, First Development (STPC) or First Investment this is the opportunity for a great home on spacious allotment and being so close to valuable amenities. This home has been held since new and much loved by current owners. The light and bright formal lounge complete with large window and gas heater and wall unit AC leads through to the well positioned kitchen/dining area, plenty of cupboard space and sizable pantry. There are three bedrooms, with the master positioned to the front of the home and includes built-in robes as does bedroom 3. The full size, family bathroom is nearby and includes a shower, full size bath, and separate toilet, laundry with direct rear yard access. plus large, lined shed/rumpus room. Outside offers great undercover entertaining area to side of home and low maintenance established yard spaces, garden space offering a private and secure area, access to shed/rumpus area plus additional tool shed. Located in the valuable Ingle Farm area this home is within close proximity to Ingle Farm Shopping Centre and Westfield Tea Tree Plaza for all your essential shopping and entertainment needs. The local public and private schools include Ingle Farm Primary School, Para Vista Primary School, Valley View Secondary School and The Heights School. You are also surrounded by gorgeous parks and reserves including Leyton Reserve, Kentish Green, and Walkley Park. Furthermore, the suburb is well connected to the rest of the city via public transport, making travel easy.

SPECIFICATIONS: CT // 5576/740 Zoning // General Neighbourhood Land // 630 sqm (approx) Built // 1974 Council // City of Salisbury Council Rates // \$1,482.40pa SA Water // \$153.70pq + usage Estimated Rent // Written assessment provided upon request DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442