

**42 Amanda St, Salisbury, SA, 5108**



**House For Sale**

Tuesday, 1 October 2024

42 Amanda St, Salisbury, SA, 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Mike Lao

0882811234

## Spacious Family Sanctuary!

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*

Virtual Tour Link: <https://my.matterport.com/show/?m=23GnNvgV86x>

Auction Sunday the 20th of October 2024 onsite at 12:30pm (Unless Sold Prior)

\*Property must be Sold, Under Vendor instructions the property is being offered with no Price Guide. A list of relevant Sales is accessible in the following link <https://vltre.co/H3qUZS>

To submit an offer, please copy and paste this link into your browser:

<https://www.edgerealty.com.au/buying/make-an-offer/>

Mike Lao, Brendon Ly and Edge Realty RLA256385 are proud to present to the market a wonderful solid brick home situated on a generous 724sqm approx easement-free block. Whether you're a family seeking your forever home, a first home buyer, or an investor looking to capitalise on a promising location, this property caters to all, promising a lifestyle of absolute satisfaction.

Just off the entry, you'll find double sliding glass doors leading to the lounge, which is equipped with air-conditioning and a gas heater, ensuring comfort all year round. Large windows with sheer curtains and electric roller shutters allow you to control the light in the room and provide privacy. Completing this inviting space is a charming pendant light and timeless Baltic pine floorboards that flow throughout the rest of the home.

From here, you can step into the combined kitchen and meals area. The U-shaped kitchen contains a freestanding Chef gas cooktop and oven, exhaust fan, ample benchtop space, original wooden cabinetry with profile overhead cupboards and a striking backsplash enhancing the space.

The home offers three bedrooms, each providing a comfortable retreat with pendant lighting and carpet flooring. The master bedroom and bedroom 2 also have electric roller shutters while bedroom 2 and 3 have built-in robes for storage. These rooms are serviced by a shared bathroom, which includes a single vanity, shower, bath, and separate toilet, catering to the needs of the family. The laundry with a trough and convenient second toilet is located off the enclosed verandah.

Outside you will find a unique entertaining oasis comprised of the enclosed verandah, connecting to a pergola and an enclosed glasshouse with a spa where you can relax while the kids and pets safely play in the fully fenced yard. There is plenty of parking in the double carport which leads into the garage featuring a concrete floor and power - perfect for the handyman or car enthusiast.

Key features you'll love about this home:

- 724sqm easement free block with an 18.28m frontage offering future development potential (STCA)
- Ducted evaporative cooling throughout, plus a reverse-cycle wall unit and gas heater in the lounge
- 6.6kW solar system (approx - as advised by vendor)
- Double length carport with an automatic roller door, plus separate garage
- 3 outdoor entertaining areas including an enclosed verandah, pergola and a glasshouse
- Front fence and sliding gate
- Rainwater tanks for the eco-conscious buyers

A leisurely stroll from your front door will take you to the nearby Neales Green Reserve, Salisbury Oval and Hailes Green. For families, Salisbury Primary School and Brahma Lodge Primary School are both within easy reach as is the bustling Parabanks Shopping Centre with everything you could ever need on hand. Easy access to Salisbury train station, Main North Road and Salisbury Highway takes the hassle out of your morning commute.

Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!

Year Built / 1965 (approx)  
Land Size / 724.25sqm (approx)  
Frontage / 18.28m (approx)  
Zoning / GN - General Neighbourhood  
Local Council / City of Salisbury  
Council Rates / \$1,715.90 pa (approx)  
Water Rates (excluding Usage) / \$662.20 pa (approx)  
Es Levy / \$128.15 pa (approx)  
Estimated Rental / \$640-\$700pw  
Title / Torrens Title 5310/894  
Easement(s) / Nil  
Encumbrance(s) / Nil  
Internal Living / 129.1sqm (approx)  
Total Building / 309.6sqm (approx)  
Construction / Solid Brick  
Gas / Connected  
Sewerage / Mains

For additional property information such as the Certificate Title, please copy and paste this link into your browser:  
<https://vltre.co/H3qUZS>

If this property is to be sold via Auction, we recommend you review the Vendors Statement (Form 1) which can be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Please contact us to request a copy of the Contract of Sale prior to the Auction.

Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: <https://www.edgerealty.com.au/>

Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.