



9/47 Amsterdam Crescent, Salisbury Downs

A Charming Townhouse Offering Comfort and Convenience

Whether you're looking to enter the property market, downsize into something low maintenance or add to your investment portfolio, this charming two-storey townhouse presents an exciting opportunity in the heart of Salisbury Downs.

Offering a practical floorplan with generous living spaces, this home provides all the essentials for comfortable everyday living. Downstairs you'll find a spacious lounge room, separate dining area, functional kitchen and laundry, while upstairs features two well-proportioned bedrooms and a central bathroom.

The master bedroom is complete with a walk-in robe, while outside you'll appreciate the private, low-maintenance rear courtyard, providing the perfect space to relax and enjoy an easy-care lifestyle.

Enjoy the convenience of having schools, shops, parks and public transport all within easy reach, making everyday living simple and stress-free.

Features You'll Love:

- Two generous bedrooms

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FOR SALE
\$480,000 - \$520,000

VIEW
By Appointment

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Master bedroom with walk-in robe
- Central upstairs bathroom
- Spacious lounge room filled with natural light
- Separate dining area
- Functional kitchen with ample storage
- Separate laundry
- Private rear courtyard
- Low-maintenance living
- Fantastic first home or investment opportunity

Specifications:

- CT / 6056/447
- Title / Community
- Community fees / \$186 per Quarter (approx.)
- Council / Salisbury
- Built / 1986
- Land / 161m2 (approx.)
- Easements / YES

Together with easements over the land marked E on CP 25553 for Drainage Purposes (RTC 9290866)

Together with Free and unrestricted rights of way over the land marked B on CP 25553

- Estimated rental assessment / \$400-\$430 per week (approx.)

Perfectly positioned for convenience, this home is located within walking distance to Thomas More College and is close to a range of local schools, parks and reserves. Enjoy easy access to public transport, including the nearby train station providing a simple commute into the Adelaide CBD. Local shopping centres, cafes and everyday amenities are also just a short drive away, making this an ideal location for families, first home buyers and investors alike.

Offering outstanding value in a convenient location, this is an opportunity not to be missed.

Contact Andrew Rose today to arrange your inspection.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

MORE DETAILS

Property ID	68ZGFDC
Property Type	House
Land Area	161 m2

Andrew Rose 0421 988 597

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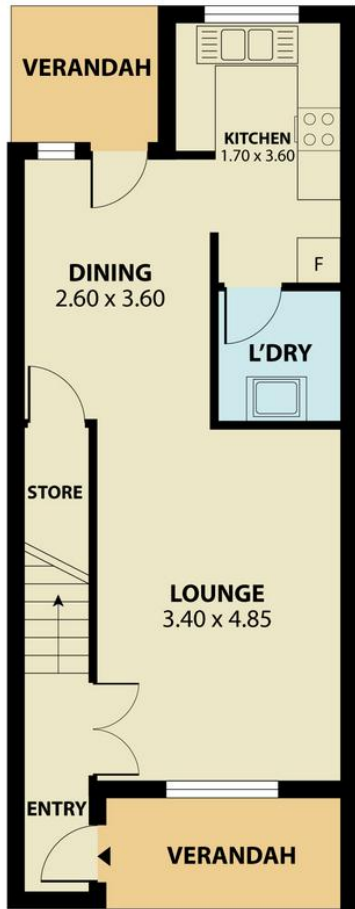
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INTERNAL - 83.6 SQM
 EXTERNAL - 9.2 SQM
 TOTAL - 92.8 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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