

**34 Greenway Drive, Surrey Downs, SA 5126**



**Sold House**

Monday, 4 September 2023

34 Greenway Drive, Surrey Downs, SA 5126

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 697 m2

Type: House

**\$553,000**

Set your family up for life by securing this rare 697sqm corner block overlooking a massive reserve. Packed with development potential for your future nest egg. The best part is that you can take your time as the four-bedroom home is rented at \$500pw to great tenants who are keen to stay. Plan your dream development while enjoying a steady passive income. Your options to add value are limitless... Renovate the existing home, subdivide the backyard, or redevelop the whole site into three new homes (STCC). Alternatively, fast track your development by using the approvals already achieved for a subdivision and build of two spacious single level homes, each with highly sought after double garages (plans available on request). Location, location, location! Whatever your plans or dreams for the future this is the perfect position overlooking the breathtaking Greenway Reserve. This lush reserve is one of many that link together to form the 9km Dry Creek Corridor - providing the ultimate lifestyle. Imagine waking up to the sound of kookaburras, spotting koalas, playing in the creek with the kids, relaxing strolls and bike rides. Expect this to get even better as Council rolls out stage 2 of their Dry Creek Corridor Upgrade Project with ideas for the Greenway Reserve including a new playground, water fountain, BBQ and a rotunda. The beautiful Illyarrie Reserve Playground is less than a 500m walk, which includes ANOTHER reserve, table tennis table, BBQs, toilets, ample shade and even a flying fox. This prime position is a magnet for families! Surrey Downs Primary School is just 200m away. And SO MANY more great schools (Pedare, Gleeson, Our Lady of Hope to name a few), childcare centres and family day cares all within 10 minutes. The local gym with creche, cafés & shops is just moments away. Exceptional features include: - Corner block - Generous land size - Rented at \$500pw to excellent tenants - In-demand family location (with park views!) - Straightforward and cheaper builds (no protected trees, relatively flat) - Multiple development options - including approved plans already available - 4+ bedroom home to live in or rent out until you are ready to make your mark. A perfectly positioned corner site with so much potential is extremely rare. Don't miss out. Call today before another smart buyer snaps it up! We (Xsell Property & our suppliers) have made every effort to ensure that the information provided for this property is accurate, however we provide no warranties or guarantees. We accept no liability for any errors or omissions (including but not limited to land size, floor plans, or general condition) and recommend that if you are interested you make relevant checks and seek qualified and independent advice where necessary. RLA: 267 - 857