

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

**HARRIS**

**Sold House**

Wednesday, 11 October 2023

40 Greenway Drive, Surrey Downs, SA 5126

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 360 m2**

**Type: House**



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## Contact agent

you're on the hunt for a stylish, recently built home packed with modern features that'll see you transition from eager entertainers to a growing family, then prepare for your search to be over as 40 Greenway Drive delivers a property perfectly primed for all lifestyles. Light-filled and airy from start to finish, enjoy this familiar 3-bedroom footprint elevated with honey-toned hybrid floors, premium plush-carpeted bedrooms including a beautiful master with walk-in wardrobe and luxe ensuite showcasing supreme comfort and versatility to match. Get set for fun-filled mid-weeks to weekends with lunches and delicious vino-inspired dinners as this wonderfully spacious open-plan hub of the home captures the ideal social setting. Headlined by a designer kitchen set to crisp contrast cabinetry and gleaming stainless appliances inviting cruisy conversation while you cook or helping hands to master culinary delights, as well as effortless alfresco flow to a sunbathed courtyard framed in private screening, established magnolias and lush jasmine vines for an idyllic touch of easy-care greenery – the indoor-outdoor living here is simply magic. Superbly located around the corner from local schools and sporting ovals, while overlooking the leafy Greenway Reserve teeming with birdlife and inviting energising morning walks along with unwinding afternoon wanders, labelling this one anything other than a lifestyle opportunity would be seriously underplaying it. Move-in ready and nestled in one of the most family-friendly pockets of the north-east where The Grove Shopping Centre and Tea Tree Plaza are a stone's throw away, and both Cobbler Creek or Anstey Hill provide all your weekend adventure, this one promises a bright future! Features you'll love:- Stunning and stylish modern build, 3-years' young, spilling with designer features from durable floating floors, ambient LED downlighting, matte black ceiling fans and zoned ducted AC throughout- Beautiful open-plan chef's zone, dining, living and sunbathed courtyard alfresco combining for one elegant entertaining hub- Spacious foodie's kitchen featuring seamless contrast cabinetry, fantastic bench top space and breakfast bar, pendant lighting, WIP, and stainless appliances including dishwasher, in-wall oven and microwave- Stylish master bedroom complete with gallery windows, soft carpets, WIR and luxe ensuite- 2 additional good-sized bedrooms, both with plush carpeting and one with BIRs- Sleek and sophisticated main bathroom featuring separate shower and sumptuous bath, as well as separate WC and powder area- Secure garage with auto roller door and manicured frontage- Overlooking the scenic Greenway Reserve for welcome walks and a short stroll to Surrey Downs Primary, as well as local sporting ovals- A quick 5-minutes to The Grove Shopping Centre for easy access to all your daily essentials- Less than 10-minutes to the bustling Tea Tree Plaza for all your café, department store shopping and entertaining needs

Specifications: CT / 6193/842 Council / Tea Tree Gully Zoning / GN Built / 2018 Land / 360m<sup>2</sup> Frontage / 11.09m Council Rates / \$2,000pa (approx) Emergency Services Levy / \$212pa (approx) SA Water / \$165pq (approx) Estimated rental assessment: \$530 - \$560 p/w (Written rental assessment can be provided upon request) Nearby Schools / Surrey Downs P.S, Banksia Park School R-6, Fairview Park P.S, Redwood Park P.S, The Heights School

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