

**93 Yarrabee Road, Greenhill, SA 5140**



**House For Sale**

Thursday, 4 January 2024

93 Yarrabee Road, Greenhill, SA 5140

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Rachael Pavli  
0882674995

**\$500,000**

**\*UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE\***Auction | Thursday 18th January at 12pm. Nestled in the foothills, on the doorstep of Burnside, find Greenhill, a well-connected hidden gem only 8 minutes to Burnside Village and 10 minutes to Stirling. On offer is an incomplete construction which commenced in the 80's positioned on a rectangular North/South allotment of 2,070sqm (approx.) Cleverly designed, most rooms admire the breathtaking views over Slape Gully. Floor to ceiling windows let the natural light flood through the North facing rear aspect. \*All enquiries relating to the ability to complete the existing dwelling can be directed to Adelaide Hills Council. At a glance:- Incomplete construction of a dwelling Circa 1980's- Striking views upon Slape Gully- Hills Face Zoning- Rectangular shaped block of 2,070sqm (approx.) with a steep fall to the rear and a Southerly aspect An opportunity of a lifetime in the exclusive suburb of Greenhill with its outstanding views in a country calm environment with a convenient City connection, just a short 10 minute drive to Burnside Village, or you may rather hop on the handy bus route that services Greenhill Monday to Friday. Just down the Road find the children's adventure playground and community tennis court with the best views in Adelaide. There are multiple schools within 10 minutes (approx.) drive, including St Peters Girls, Pembroke, Norwood International School, Marryatville High, Burnside Primary, Linden Park Primary and Uraidla Primary (options galore!!) Zoning | Hills Face Council | Adelaide Hills Greenhill Water Supply Co | Membership and connection available with applicable fees upon request SA Water | Not rateable for mains water or sewer Council Rates | \$2065.12 pa All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.