

31 Joycelyn Avenue, Surrey Downs, SA, 5126



House For Sale

Wednesday, 18 December 2024

31 Joycelyn Avenue, Surrey Downs, SA, 5126

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Spacious Allotment in The Heights School Zone

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this fantastic opportunity right in the heart of Surrey Downs. Currently featuring a 3-bedroom, 1-bathroom home, this property offers plenty of potential to renovate and customize to suit your vision, growing alongside your family's needs. Alternatively, take advantage of the large block and explore development opportunities (subject to necessary planning approvals). Located within the sought-after school zone for The Heights School in Modbury Heights, this is a fantastic opportunity for buyers at any stage of their property journey.

Welcome to 31 Joycelyn Avenue, Surrey Downs!

Set on a spacious, flat allotment of approximately 715 square metres, free from easements and significant trees, this property boasts an impressive frontage of approximately 21.34 metres. With connections to mains water and sewerage, it offers excellent potential for future subdivision, subject to the necessary planning approvals.

Conveniently located just moments from Fairview Green Shopping Centre and local parks such as Illyarrie Reserve and Greenway Reserve, this property is perfectly positioned for lifestyle and convenience. It's also only minutes from St Agnes Shopping Centre, Westfield Tea Tree Plaza, Modbury Hospital, and the Bus Interchange, with multiple public transport options nearby on Hancock Road, Grenfell Road, and Milne Road.

Families will appreciate the wide range of local schools, including Surrey Downs Kindergarten, Surrey Downs Primary School, Banksia Park School R-6, Fairview Park Primary School, and Banksia Park International High School. This is a prime opportunity for buyers seeking location, space, and potential.

Features of this home include:

- 3 bedrooms all with built in robes.
- Front living room with a split system air conditioner, wall mounted electric heater, television cabinet and views out to the front yard.
- Roller shutters on all street facing windows.
- Kitchen with breakfast bar and meals area with views to the backyard.
- 2nd living area that could be used as a retreat/ 4th bedroom or converted into the master bedroom if desired.
- Bathroom with shower, bath and vanity. Separate toilet located adjacent.
- Laundry with external access.
- Linen cupboards in central hallway.
- Outdoor undercover area overlooking the large child and pet friendly yard.
- Double length carport with roller door.
- Dual toolsheds.
- Rain water tank.
- NBN Hybrid Fibre Coaxial (HFC) availability.
- No easements, encumbrances or significant trees.
- Large flat block on mains sewerage with convenient access to many of the ever popular amenities throughout the north east of Adelaide.

With so much potential and located within minutes to so many amazing local amenities an in person inspection of this property is an absolute must!

Please note that all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034

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.

RLA-322341