



40 Mariners Drive, Surrey Downs

An Unmissable Opportunity in Surrey Downs

Set in a tightly held, family-friendly pocket of Surrey Downs, this property presents an exceptional opportunity for renovators, first-home buyers and growing families looking to secure a spacious home with unlimited potential. Positioned at the end of a cul-de-sac on a generous 883 sqm (approx.) allotment, this is the kind of property where you can truly add value and shape it to suit your lifestyle.

Offering 179sqm (approx.) of flexible living space, the home features multiple living areas, well-sized bedrooms, and a versatile floor plan, perfect for those ready to modernise and create something special. The solid foundations and generous indoor - outdoor proportions provide the ideal canvas for transformation, whether you're planning a full renovation or a gradual refresh over time.

With plenty of space, scope, and opportunity, this walk-in, walk-out property is ready for its next chapter and for its next owners to make their mark.

Key Features

- Four well-sized bedrooms, offering flexible family accommodation
- Master suite featuring walk-in robe, ensuite, and private

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FOR SALE
\$850,000 - \$935,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- dressing/retreat space
- Bedrooms 2, 3 and 4 all include built-in wardrobes
- Formal lounge and dining rooms, ideal for creating separate living zones
- Open-plan kitchen with walk-in pantry and oversized 5-burner gas stove and oven
- Fisher & Paykel Dish Drawer dishwasher
- Light-filled meals and family room complete with combustion log fire heater
- Expansive 10m x 7m (approx.) paved outdoor entertaining area
- Generous rear lawned yard perfect for children, pets, or future landscaping plans
- Main-roof undercover parking with electric roller door
- Additional secure undercover car space, plus ample off-street parking for up to six vehicles
- Evaporative ducted air conditioning, combustion heating, and gas hot water service

Situated in a cul-de-sac with a large front garden, this home offers both privacy and convenience. Just moments from local shopping options including Fairview Green and The Grove Shopping Centre, you'll also enjoy easy access to cafés, restaurants, medical facilities and everyday services.

A range of quality public and private schools are close by, as well as multiple parks, playgrounds, and walking trails that make the area particularly attractive for families. Public transport routes are within easy reach, while a straightforward commute to the Adelaide CBD keeps life simple. Major hubs such as Tea Tree Plaza, the O-Bahn interchange and the stunning Adelaide Hills are all just a short drive away.

A rare opportunity in a sought-after location, secure your future in Surrey Downs.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

MORE DETAILS

Property ID 2CMXGJU
Property Type House
House Size 179 m2
Land Area 883 m2
Including Air Conditioning
Evaporative Cooling
Alarm
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

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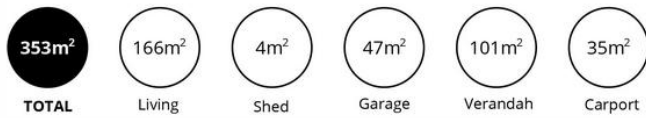
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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