



### 34 Greenwood Crescent SMITHFIELD PLAINS SA

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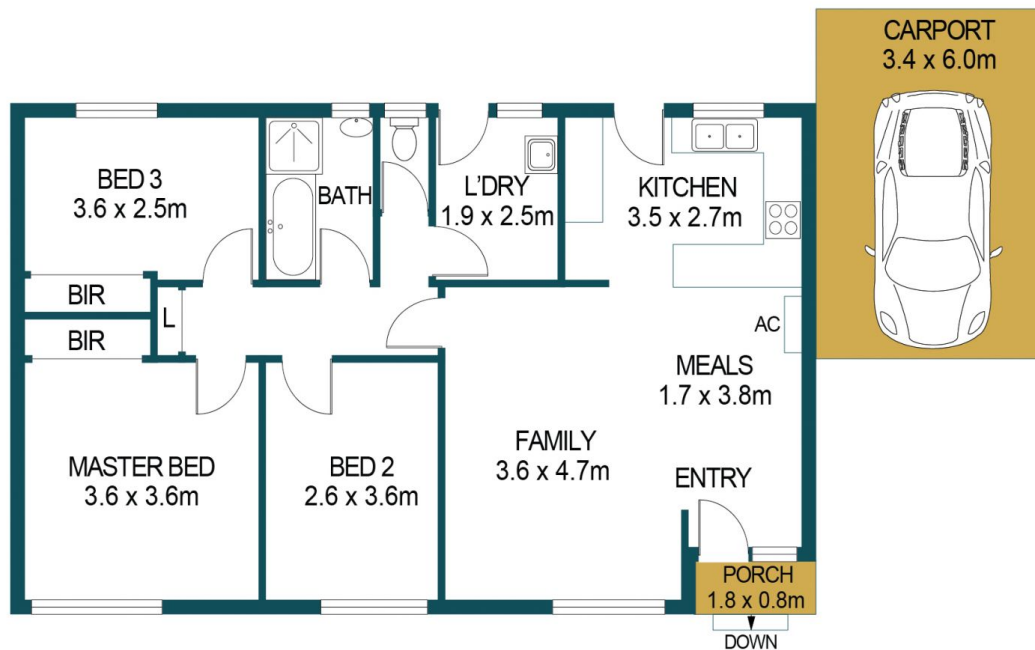
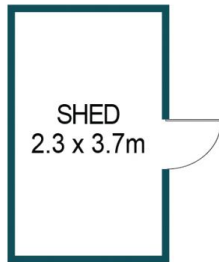
Nestled on a wonderfully large lot right in the beating heart of Smithfield Plains is this incredible property offering a rare opportunity. This is a must-see for developers and investors alike with an enviable location paired with subdivision potential making this is a lot prime for redevelopment.

The great land size provides for a range of options whether you want to subdivide the site and build multiple dwellings (STCA), or perhaps you want to create a duplex (STCA) or even the home of your dreams with a granny flat to off-set your mortgage (STCA); when it comes to this property, the options are endless.

**Price** : \$ 187,000  
**Building Size** : 95 sqm  
**Land Size** : 612 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/smithfield-plains/residential/house/6453750>



**Amy Sim**  
0430 884 244



APPROXIMATE DIMENSIONS

LIVING:	79.8m <sup>2</sup>
CARPORT:	20.4m <sup>2</sup>
SHED:	8.5m <sup>2</sup>
PORCH:	1.4m <sup>2</sup>
TOTAL:	110.1m <sup>2</sup>

## 34 GREENWOOD CRESCENT, SMITHFIELD PLAINS

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



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