

**89 Waterfall Gully Road, Waterfall Gully, SA 5066**

**HARRIS**

**Sold House**

Sunday, 20 August 2023

89 Waterfall Gully Road, Waterfall Gully, SA 5066

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 806 m2**

**Type: House**



Craig Costello  
0448212066

**\$936,000**

Sheriff's Sale – Pursuant to Instructions of the Sheriff of South Australia, by virtue of a Warrant of Sale issued out of the Supreme Court of South Australia – SCCIV 1809 of 2009.\*Price Guide (Note to Buyers) -The property is being offered by way of public auction. No price guide will be given under the vendors instruction, however recent sales data will be provided upon request via email.Discover the potential 89 Waterfall Gully Road, Waterfall Gully this remarkable property harmoniously blends in with the surrounding natural beauty offering an unparalleled lifestyle. Nestled within a serene environment, this home presents not just comfortable living but a unique chance to own and create your own slice of paradise.Boasting three generously sized bedrooms each with its own built-in robe this home ensures ample storage and comfort. The master bedroom situated on the upper level is a true retreat with a balcony that once renovated will be the perfect private space to relax and unwind allowing you to wake up to stunning views every day. The inclusion of an ensuite adds an extra benefit to your personal space.With extensive living options spread throughout the property there's a place for every mood and occasion. Three separate living areas cater to various needs and one of them features a bar perfect for entertaining guests or indulging in your favourite beverages.Additional features include a versatile studio which could easily transform into a fourth bedroom offering flexibility for your unique needs. The gas fireplace with its stunning stone surround adds a cosy elegance while the timber floorboards in the main living room and bar/living room exude warmth and character.Situated in the breathtaking Waterfall Gully area this residence provides an escape into nature's beauty. Explore walking trails enjoy picnics by the waterfalls and revel in the serene ambiance that this area offers. The spacious allotment of approximately 806sqm provides room for imagination. Enhance the property's value through thoughtful renovations or extensions transforming it into your ultimate dream home. Presenting an overall exceptional opportunity to embrace a lifestyle in a location. With its spacious design and potential for transformation this property is a canvas awaiting your personal touch. Seize this chance to own a haven in a sought-after area and experience the tranquillity and charm that Waterfall Gully offers. Enquire now to make this unique property yours by contacting Craig Costello or Harris Real Estate on 0448 212 066 or by email at [craigc@harrisre.com.au](mailto:craigc@harrisre.com.au)Specifications:CT / 5620/669Council / BurnsideZoning / HFBuilt / 1962Land / 806m2Frontage / 37.74mEstimated rental assessment / \$600 - \$630 per week / Written rental assessment can be provided upon requestNearby Schools / Glenunga International H.S, Urrbrae Agricultural H.SDisclaimer: 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 any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409