

**31B Waterfall Gully Rd, Beaumont, SA, 5066**

**HARRIS**

**House For Sale**

Monday, 23 September 2024

31B Waterfall Gully Rd, Beaumont, SA, 5066

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Laura Prest

## Set daily life to nature's soundtrack with an energising home that scoffs at the ordinary.

Best offers by 12pm Wednesday 9th October (unless sold prior)

Close the quirky red gate behind you and let Waterfall Gully's natural beauty wash your worries away with every step through this free-flowing architectural home that revels in its flexible dual-level floorplan, lashings of natural light and a slick renovation to make it the finished article.

That gate is a bold outlier for a home that melds so inconspicuously with the lush, natural surrounds it frames through a series of picture windows - daily reminders that you're never far from a de-stressing hike through one of the many trails on your doorstep.

Built C1984, this distinct, solidly built and solar-powered abode features soaring voids, clean lines and a sweeping hall that connects the two bedrooms (and 2-way ensuite) at the front of the home to the open and airy living zones at its rear.

Those renovations go from the ground (literally) up, starting with the striking engineered Australian Chestnut timber floors and ending with a rear JAG kitchen featuring Essastone benchtops, dual ovens, induction cooktop and loads of storage.

Rather than follow a straight line, the home's architectural footprint takes subtle turns to carve out unique internal and outdoor spaces, saving its last hurrah for a pitched-roofed alfresco pavilion set to a green backdrop and the soundtrack of a trickling First Creek. Sounds like home, don't you think?

More to love:

- A dynamic floorplan includes an upper level attic-style third bedroom with a large walk-in robe and ensuite
- Extensively renovated since its last sale
- Garage and lock-up carport with additional off-street parking in front
- Main bedroom with walk-in robe
- Updated main bathroom/2-way ensuite with underfloor heating and JAG joinery
- Dishwasher to go with those dual ovens
- Key-less entry
- Large separate laundry
- Ducted heating and cooling
- Instant gas hot water system
- Established, private gardens with cubby house, kookaburra nest, auto watering system and creek setting to rear
- Walking distance from Ballaboosta, GP, Pharmacy
- Moments from Hazelwood Park/pool and Burnside Village
- Close to a range of hiking trails, including Chambers Gully track
- Zoned for Glenunga International High and Burnside Primary Schools
- Just 200m from Langman Recreation Reserve and its playground, tennis courts, BBQ area and cricket oval

Specifications:

CT / 5486/740

Council / Burnside

Zoning / HN

Built / 1984

Land / 576m2 (approx)

Frontage / 9.42m

Council Rates / \$1,491.75pa

Emergency Services Levy / \$170.15pa

SA Water / \$207.67pq

Estimated rental assessment / \$775 - \$850 per week / Written rental assessment can be provided upon request

Nearby Schools / Burnside P.S, Glenunga International H.S, Urrbrae Agricultural H.S, St Peters Girls

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