



40 Waterfall Gully Road Burnside SA

3  4  12 

Commune with nature, hear the birdsong and enjoy bush walking on nearby trails. The residence offers a rural lifestyle just 20 minutes from the CBD. In a whisper quiet location with magnificent outlooks the solid brick residence with great bones has masses of potential and would respond well to a 'makeover'.

The ground floor comprises sitting room, dining room, study, main bedroom with dressing room and en-suite plus a further 2 bedrooms all with superb views. A second bathroom and functional kitchen complete this level. Below is the indoor heated pool and bathroom which is adjacent to a large workshop, store room, wine cellar, double garage and double carport.

An additional secure large car storage which houses up to 10 cars will make any avid collector smile. A very rare and

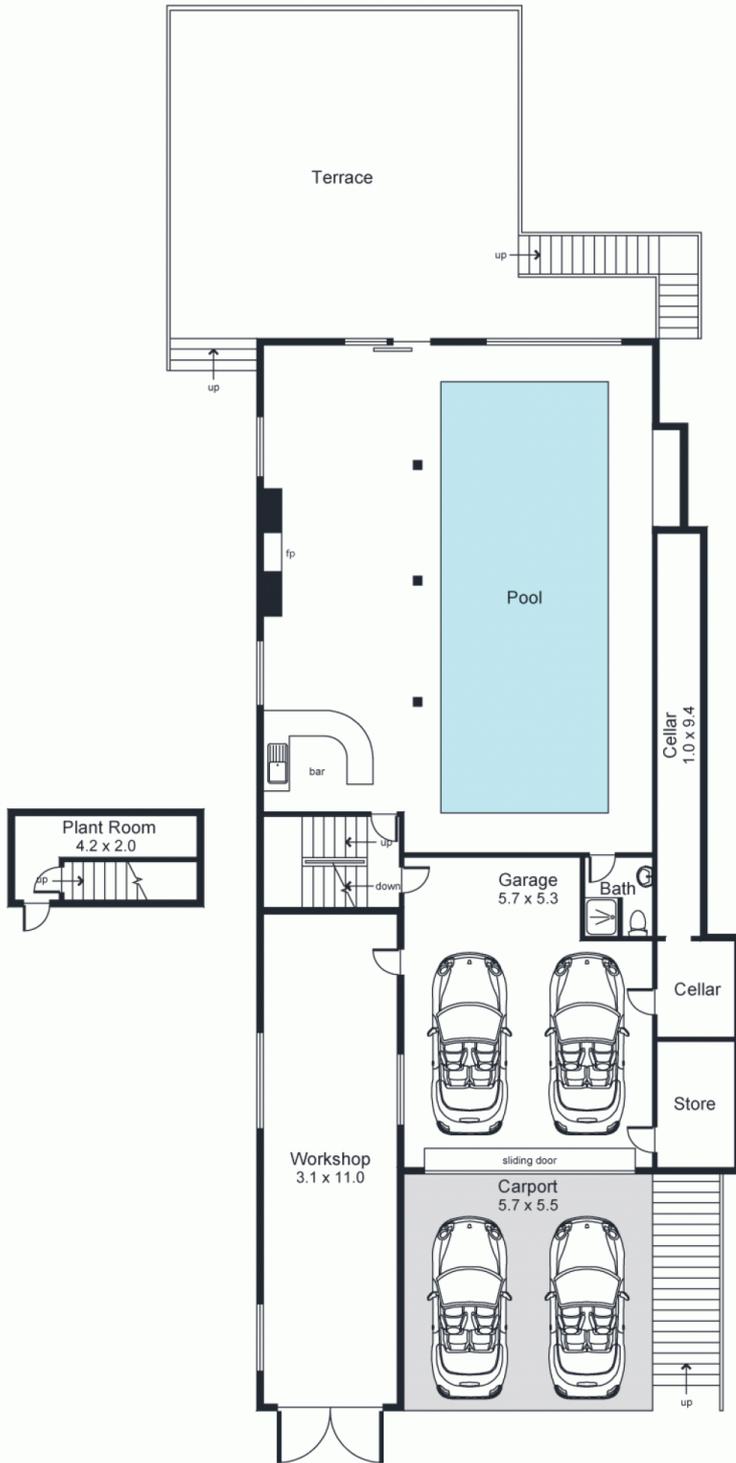
Land Size : 3.32 ha
View : <https://www.foxrealestate.com.au/property/40-waterfall-gully-road-burnside-sa/6493999>



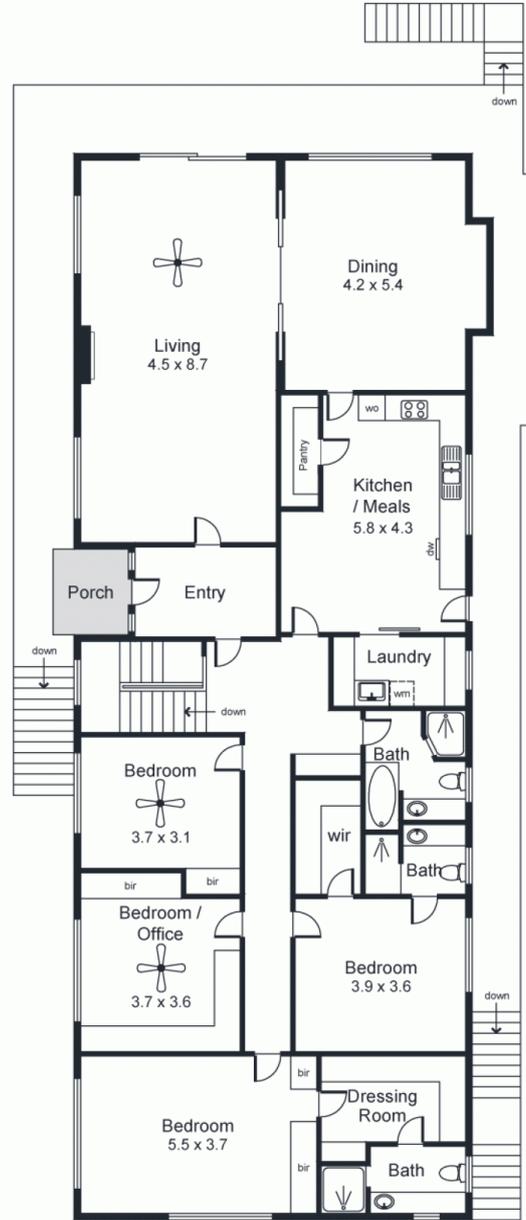
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Lower Level



Upper Level

Area (Estimate only)	
Cellar	13.6 m ²
Lower Living	121.8 m ²
Upper Living	216.7 m ²
Garage	43.9 m ²
Workshop	35.4 m ²
Carport	31.7 m ²
Porch	3.5 m ²
Total	466.6 m²

For illustrative purposes only.
All measurements are approximate