



## BURNSIDE 7 Waterfall Gully Road

**\$1.65M**

**\*CONTACT THE AGENT TO INSPECT BY APPOINTMENT\***

4 Bed | 2 Bath | 2 Car

**Property Web ID:** 14033103719

EXCEPTIONAL DEVELOPMENT OPPORTUNITY IN PRIVATE BURNSIDE POSITION

Magnificently situated within one of Adelaide's most sought-after addresses, this generous landholding measuring over 2,300sqm offers endless opportunities.

Overlooking the peaceful setting of First Creek this exclusive landholding has current development approvals for 3 allotments measuring approx. 826sqm, 750sqm and 780sqm.

Development Plan Consent and Land Division Consent have been granted. Plans for 3 stunning architecturally designed homes are already prepared. Work with a builder of your choice and utilise these plans or use the plans to spark your imagination (subject to Council consents).

Offering many options to create your own lavish private sanctuary surrounded by some of Burnside's finest homes, this is an exceedingly rare blank canvas.

A short walk up the road to the picturesque Waterfall Gully National Park not to mention the clear hills air, cool summer breezes and the friendly calls of kookaburras and other local wildlife.

Ideally located only moments away from all modern conveniences, including the ever-popular Burnside shopping precinct, Norwood Parade shopping, local cafes and restaurants, The Feathers Hotel complex, medical facilities, 24 hour gym, Hazelwood Park & George Bolton Swimming Centre and so much more.

Schooling opportunities include some of Adelaide's most prestigious from Burnside Primary, Glenunga International High, St Peter's Girls', Pembroke and Seymour to name a few.

Call now to secure this unique opportunity.



\*\* The health and wellbeing of our clients, the community and our team is extremely important to us. Whilst we encourage people to continue property viewings, in the current circumstances surrounding COVID-19 we ask that you respect others' health. If you or others that you may have been in contact with, have returned from any interstate or overseas destination within the last 14 days or you are displaying any flu like symptoms please do not attend property viewings. \*\*

Council: City of Burnside  
Land Size: 2,357sqm (approx)



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