

**111 Barrage Road, Goolwa South, SA 5214**



**House For Sale**

Tuesday, 23 April 2024

**111 Barrage Road, Goolwa South, SA 5214**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Lucas Bradley  
0438404492



Shenae Williams  
0408029703

**\$625,000**

Positioned in one of Goolwa's most sought after riverside positions, just one allotment back from the river and an easy stroll into the township and all the amenities beautiful Goolwa has to offer. This neat, 4 bedroom 'shack' offers that genuine holiday feel and is perfect for a family or couple alike. Step on into the open lounge / dine / kitchen area with combustion heater, S/S RCAC and ceiling fan providing year-round comfort. 3 bedrooms are very generous in size with the master including BIRobes & S/S RCAC while the 4th is still a comfortable size also. All service by the bathroom with bath, separate vanity and laundry. Delightful paved patio area, semi protected with café blinds and taking in river views across the reserve, a wonderful place for morning coffees and evening family BBQ's. Rear paved area to the secure double carport with brand new auto roller door that also incorporates a garden shed and wood storage for the fireplace. There is also additional off-street parking for another 2 cars. Very easy care gardens, all irrigated and no lawns to mow, the perfect weekender to simply lock up & leave. A solar system on the roof also helps keep those overheads down. A truly wonderful position where you can walk or ride along the river to the (soon to be finished) Wharf Precinct upgrade and dining & entertainment options, or head in the other direction to the GRYC, Bombora on the River, public boat ramp and South Lakes GC, it's all right here on your door step.