

13 Woodrow Way, Goolwa, SA 5214



House For Sale

Friday, 17 November 2023

13 Woodrow Way, Goolwa, SA 5214

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 406 m2

Type: House



Tania Vriends
0407970916

\$445,000 - \$475,000

Welcome to 13 Woodrow Way - on a quiet, no through street, this property is a perfect location for those wanting to downsize without compromising on space. Walking distance to the town centre, wharf precinct, riverfront, local shopping complex and just a 4 minute drive to Goolwa Beach. Open plan living at the rear of the home with a large kitchen, pantry, plenty of cabinetry, bench space & electric appliances. The dining and living area has a lovely outlook to the garden through the large window & 2 glass sliding doors - these also allow this space to be bathed in natural light. There is a verandah across the width of the back of the house with a paved outdoor living area for enjoying all year round, no matter the weather, and ideal for entertaining. The master bedroom, located at the front of the home, is carpeted, has a wall to wall built in robe and a large window overlooking the reserve opposite the home - which provides a very country feel - you would not think you were so close to town. The second bedroom has a double built in robe and could easily be used as a study, craft or sewing room with excellent storage provided here. The third bedroom could also be a multi functional room or home office - there are multiple options for use. The three way bathroom has a large vanity, shower, bath and separate toilet - easily accessed from all rooms as it is centrally located - there is also a large separate laundry with a linen press and glass sliding door leading outside. The single garage has an electric roller door and internal access to the home providing safe entry at all times. There is also off street parking for two more vehicles in the front driveway, all nicely paved and concreted - this continues right around the home complimenting the ease of upkeep of this home. Other features include:- Split system air conditioner- Roller shutters- LED lighting throughout- Ceiling fans- Blinds to all windows and doors- Security screen door- Fully secured yard- Two side access gates- Gas hot water service- Rainwater tank- Colorbond fencing- Garden shed- Visitor car parking This very neat and tidy property offers the complete package for easy living & a very low maintenance garden - ideal for couples, singles or the astute investor. Call Tania on 0407970916 for inspection times. Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Goolwa / Victor Harbor will not accept any responsibility should any details prove to be incomplete or incorrect. RLA298107