

**13B Goyder Street, Goolwa, SA 5214**



**Sold House**

Friday, 29 September 2023

13B Goyder Street, Goolwa, SA 5214

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 225 m2**

**Type: House**

**\$612,500**

Live, Let, Invest - perfectly located in one of the most sought after streets in the Goolwa Township, this idyllic Japanese inspired loft is very unique and will have you fall in love with the property the moment you see it. Entering through the front gate and white picket fence - set off beautifully against the double federation cedar front doors and windows - brings you into the heart of this property. The main living area of this home is light filled and complimented by the architectural balustrade staircase up to the loft. The galley kitchen has been cleverly designed to maximise the open space - with great cabinetry, pantry, gas cooktop, electric oven and rangehood. It provides everything you need to create all your culinary dishes without encroaching on your living/dining. This area has lovely new flooring and split system air conditioning for year round comfort. There are 2 Haiku ceiling fans incorporated with tension wire lighting in this space which has been carefully integrated to create a very special ambiance and certainly a lovely romantic setting to enjoy the company of that someone special. The master bedroom is complete with wall to wall built in robe where the Japanese theme of the design continues. This room is carpeted, has a ceiling fan & its own split system reverse cycle air conditioner. The second sleeping space can be found upstairs in the loft and could easily be used as a home office area should that suit your needs. The bathroom is compact, with a shower vanity and toilet across from the master and the laundry is another clever design element using the minimum of space to provide a necessity and combines it with some very practical storage with a large linen press. There is also extra storage under the stairwell which has the same cabinetry used throughout this residence. The back door (with doggy door and screen trap for air flow) leads out into a very private, secure courtyard. This area is completely paved with small garden beds, room for outdoor dining and enough room to enjoy a yard with little to no maintenance. There is also a side entry from the yard into the rear garage, which has electric sliding doors for off street parking for two cars - via a shared driveway within the community plan. 3KW Solar system, security camera, 5000L of plumbed rainwater are just a few of the many extra features here. Selling as a walk in walk out - ready for holiday letting, renting or make it your permanent home/weekender. This would be a very popular couples retreat and is walking distance to the main street, shopping centre, river & wharf precinct, local hotels and restaurants. For more details or to arrange a private viewing contact Tania - 0407 970 916. 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