

15 Billabong Road, Goolwa South, SA 5214



House For Sale

Monday, 4 December 2023

15 Billabong Road, Goolwa South, SA 5214

Bedrooms: 3

Bathrooms: 2

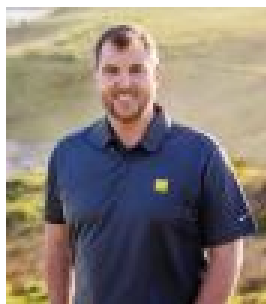
Parkings: 2

Area: 710 m2

Type: House



Nici Casey
0435556237



Nathan Fry
0885552626

\$645,000

What a location, steps away from the Beach, Golf Course and River! Listen to the waves rolling in over the gorgeous Goolwa Beach. Jump on your bike and head all the way to Victor Harbor on the bike track. Grab the golf clubs and head out for a hit. The South Coast is calling you. Built in the 90's this brick & tiled home has multiple living rooms, 3 good sized bedrooms, 2 bathrooms, an enclosed studio area, great outdoor entertaining and lots of great shed space - you will be surprised at everything on offer here. Entry to the foyer leads through to the front living room. Easy care tiled floors. Combustion heater. SSRC Air Conditioning and Shutters across the front windows. Wrapping around to the central kitchen that opens up to the dining room alongside. Plenty of bench space, double sink, raised breakfast bar, walk in pantry, wall oven and gas cooktop, plus extra storage with built in cupboards in the dining room. The large family room, also with SSRC Air Con, is the perfect spot to entertain and set up for family enjoyment, perhaps with a pool table - as the current owners have - or ideal to use as another living area. Plenty of space for the kids, teenagers and guests to enjoy. The master bedroom, located at the front of the home, has walk in robe and ensuite and the other 2 bedrooms, also with built in robes, sit conveniently alongside the family bathroom with shower, bath, vanity and separate toilet. Outside the large undercover bbq / entertaining pergola with gable roof and paved flooring offers a great space to enjoy alfresco occasions and sits alongside the leafy green gardens and fernery. This is the perfect spot to complement your beach home with family get-togethers after a long day spent at the beach with the kids. A 2nd undercover verandah area at the side with access to the lined studio (formerly garage), perfect spot to set up as a rumpus, games room or utility area. Set on a good sized, but manageable Allotment of approx. 626sqm the rear yards are low maintenance with paths, gardens, a bird aviary and no lawns to worry about. The carport and double drive way offer plenty of parking for the vehicles. The handy person of the home will just love the rear workshop shed across the back perimeter of the property with concrete and paved flooring.

- Multiple spacious living areas
- Easy care convenient tiled floors
- 2 x SSRC Air Conditioning & Combustion
- 3 good sized bedrooms + studio / rumpus
- Well equipped kitchen
- Plenty of storage & linen
- Excellent outdoor entertaining areas
- Carport & large workshop shed
- Solar Power
- Rain water for the gardens
- Roller shutters on front windows
- Fenced private yard
- Lovely gardens & no lawns
- Council Rates approx \$2,200 p/a

All in all this is a great home, in a much loved holiday playground location, one of the best areas on offer on the South Coast. We look forward to showing you around. 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.