

**16 Goulds Road, One Tree Hill, SA 5114**



**House For Sale**

Thursday, 14 March 2024

16 Goulds Road, One Tree Hill, SA 5114

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 10**

**Area: 6 m2**

**Type: House**



Keith Emmerson  
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## Expression Of Interest

Don't miss out on the opportunity to acquire this exclusive property, boasting breathtaking coastal views, being advertised for the first time. Location is paramount when considering real estate, and this property exemplifies the essence of prime positioning. Proudly presented by Keith Emmerson of LJ Hooker, this expansive 17-acre parcel of land offers versatility and convenience, situated in proximity to essential amenities such as shopping centers and schools. The residence has undergone recent enhancements, including fresh paintwork and new carpeting throughout. Its interior layout features a separate dining area, a well-appointed kitchen, and a spacious meals area. The expansive open family area seamlessly flows into an inviting entertainment/sunroom, ideal for relaxation and gatherings. Accommodating varying needs, the property offers 3 to 4 bedrooms, with the master bedroom featuring a convenient walk-through robe leading to the bathroom. The potential to convert this walk-through robe into an ensuite presents a customization option to discerning buyers. Bedrooms 2 and 3 offer ample space, while the fourth bedroom can serve as a versatile games room or additional living space. A rear verandah overlooks a picturesque landscape adorned with numerous fruit trees that backs on to vast vineyards offering serene views of the coastline. Stepping outside, a substantial garage/workshop provides accommodation for 6-8 vehicles, catering to diverse needs. Encompassing 17 acres of usable land, a significant portion has been utilized for cropping in recent years through a share farming arrangement, which remains a viable option for interested parties. Water provision is ensured through a shared bore, servicing both Goulds Road and neighboring Gulf Views Drive at a cost-effective rate. Furthermore, all road frontages are paved, eliminating any inconvenience associated with dirt roads. Seize this rare opportunity to acquire a property that harmonizes coastal charm and vineyard living with practicality and potential. Contact Keith today for more information or keep an eye out for the open inspection times! Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA155355