

# 18 Kingdon Place, Goolwa, SA 5214

## House For Sale

Friday, 1 December 2023

18 Kingdon Place, Goolwa, SA 5214

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 361 m2

Type: House



Carly Schilling

0439860866

**\$750,000 to \$790,000**

This riverside delight is located in an absolute prime town centre location, only 200 meters to the Mighty Murray River where you can take an easy stroll into town centre. You will love being walking distance from Cadell St and wharf precinct where you can experience live music, board the Cockle Train, enjoy the winery and distillery, local markets, cafes and restaurants. Along the riverfront you have the public boat ramp, aquatic centre or if golf is your passion, South Lakes golf course is minutes away. You are spoilt for choice having such wide range of lifestyle activities moments from your doorstep. Built in 2008 18 Kingdon boast 4 bedrooms, 2 bathrooms, carport all on low maintenance allotment making this residence ideal for a wide range of buyers. Floor plan comprising of Upstairs • Light filled open plan kitchen, living and dining features quality timber flooring, split system air conditioning, convenient powder room / 3rd toilet for guests, sliding doors out to the balcony • Kitchen has island bench, electric cooking, dishwasher, filtered water and upright pantry • The sizeable balcony is the perfect place for weekend BBQ's with friends and family or to simply taking time out of your busy week to relax • Master bedroom is very spacious, has built in robes and modern ensuite with shower, vanity and toilet Downstairs • 2nd living area with quality timber flooring sliding doors out to carport • 3 guest bedrooms all generous in size and with built in robes • Bathroom has full bath, shower, convenient separate W/C and vanity area • Laundry with direct access outside • Low maintenance allotment has large garden shed, great for storage. Lawned area at the front and rear of the residence. Fully fenced yard, great for children and pets plus carport and off street parking for vehicles If you are looking for the idyllic laid back South Coast lifestyle, historic Goolwa is the place to be, where else can you enjoy both the river and sea within moments of each other!! 18 Kingdon Place is perfect for those wanting an easy care lock up and leave holiday home, permanent residence or investment property. Time to buy now and spend this summer by the river and sea. 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. Harcourts South Coast will not accept any responsibility should any details prove to be incomplete or incorrect.