

# 18B Kingdon Place, Goolwa, SA 5214

## House For Sale

Thursday, 18 January 2024

18B Kingdon Place, Goolwa, SA 5214

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 562 m2

Type: House



Carly Schilling  
0439860866

**\$645,000 to \$685,000**

This fantastic residence is full of surprises and has a long list of special features which will attract many buyers. Located 200m away from the Mighty Murray River it is an easy stroll along the water's edge into town where you can enjoy the wharf precinct, restaurants and shops. You are also closely located to Woolworths and shopping centre, Goolwa aquatic club, golf course and Goolwa Beach. With valuable wide side access down the side of home which takes you to the back of the property where you will find a 3 bay shed. There is plenty of off street parking for caravan and boat, and storage for vehicles etc. Boasting 3 bedrooms, 2 bathrooms, 2 living areas, outdoor entertaining, low maintenance gardens makes this home perfect for permanent residents, investors, future retirement home or those who like to lock up and leave and travel for parts of the year. Floor plan comprising of • Open plan kitchen, living and dining with quality Blackbutt flooring throughout, ducted air conditioning, sliding doors to the outdoor entertaining • Kitchen has electric cooking, dishwasher and corner pantry • 2nd living area is central to the home and is a great area to relax whilst reading a book or ideal kids play area • Large master bedroom has generous walk in robe, convenient ensuite • 2 additional guest bedrooms • Main bathroom with full bath, shower and separate W/C • Laundry • Undercover entertaining area has pull down blinds for all year dining which is a great extension to the living space. From here you are very spoilt as you can wave to the cockle train as it passes by on occasion, what a treat! (\* The cockle train is a tourist train which travels between Victor Harbor and Goolwa. This train only runs part time and is a local treasure which many are delighted to see) • Bonus 3 bay shed, currently utilised for storage however could house your additional vehicles if desired. (please note one of the roller doors has some trees / shrubbery in front however could easily be removed for access) • Wide access down the side of the home allows for off street parking for all your river toys or caravan / trailer • Low maintenance back yard with attractive gravel and paved foot paths, raised garden beds and assortment of fruit trees • Keep the bills at bay with 8 solar panels and rain water plumbed to the house • Built in 2011 by Peacock Homes on a generous allotment of 562 sqm approx If you are looking for a weekend escape, permanent home or somewhere you can spend part of the year and lock up and leave, 18B Kingdon place is the one for you. Packed full of features in a sought-after town centre position, it really is a must for your inspection list. For your very own private inspection Contact Carly Schilling today on 0439 860 866. 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.