

# 190 Liverpool Road, Goolwa, SA 5214



## House For Sale

Wednesday, 27 March 2024

190 Liverpool Road, Goolwa, SA 5214

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 934 m2**

**Type: House**



Callum Ansell  
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## Contact Agent

Positioned along one of South Australia's best riverfront esplanades is an immaculately presented home boasting a free flowing, single level layout. "The Roxbury" holiday home offers the perfect opportunity to secure a low maintenance lifestyle within a highly desirable locale. This home sits on approx. 934 square meters of land, making it ripe for future development and improvement. This light filled home boasts open plan kitchen, lounge and dining area all capturing the river through a large picture window. Recently updated kitchen with ample cupboard space, dishwasher, and breakfast bar. Three bedrooms all with built-in robes. Central family bathroom with new vanity, separate w/c, and laundry. Reverse cycle split system heating and cooling for all year round comfort. Private fully enclosed rear yard with outdoor entertaining area under the rear pergola with paved flooring and established lawns and gardens. Shedding is taken care of with garage off the side with power and concrete flooring, accessed through a separate gated side entrance. Ample additional off-street parking for cars, boats, and trailers. Easy walking distance to cafes, shops, and main street. It is the ultimate Goolwa address, with panoramic views of the river Murray. The Roxbury is special property that has been with the same family for many years. The home provides a simple move in and enjoy, holiday let out or you could do a little or a lot and create your own masterpiece. The property comes with its own river jetty license to build your own jetty to enjoy cruising the river at your leisure. These types of properties are rare with its land size, corner position and subdivision potential. At a Glance: Panoramic Murray River views 3 bedrooms all with built-in robes Light filled open plan living spaces taking in river views Recently updated kitchen with dishwasher & breakfast bar Neat family bathroom with new vanity & separate w/c Good storage throughout the home Easy access to garage with roller door through separate side gates Corner block on approx. 934 sqm Comes with a river jetty license The ultimate address with subdivision potential! Private fully enclosed rear yard with outdoor pergola area Established lawns & gardens with irrigation system Easy walk to main street, cafes & shops Current owners enjoy a good income through short term holiday rental