

**2/67 Colman Road, Goolwa South, SA 5214**



**Sold House**

Tuesday, 15 August 2023

2/67 Colman Road, Goolwa South, SA 5214

**Bedrooms: 2**

**Bathrooms: 1**

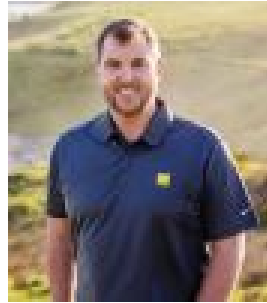
**Parkings: 1**

**Area: 479 m2**

**Type: House**



Nici Casey  
0885552626



Nathan Fry  
0885552626

**\$413,000**

Immaculately presented in the heart of Goolwa South. A fabulous central playground location by the River, Golf Course, Beach and Shopping Centre, all in close proximity. A rare find with a compact home in this price range that offers plenty of space for vehicle parking and your own open rear yard with room for veges, fruit trees and the pets to enjoy. Sitting in a group of 2 this solid brick property with Solar power and Rain Water has recently been upgraded with timber look flooring, modernised kitchen, new blinds and freshly painted throughout. A good sized open plan of living and dining with ceiling fan and SSRC Air Conditioning that opens out to the yard and entertaining areas. Practical and as new kitchen with overheads, electric oven and rangehood. Neat and tidy. 2 good sized bedrooms. Both with Ceiling fans and built in robes. Main overlooking the front of the home with new carpets and blinds. Bathroom with shower, vanity and wc. Original condition but very well kept. Laundry alongside kitchen with door to side undercover bbq area that loops around to the rear yard. Single garage umr and 3 good sized toolsheds for convenient storage and handy workshed areas. Fully concreted driveway and plenty of room to park your caravan. • Built approx. 1985 • Solid Brick with tiled roof • Approx. 1.5kw Solar Power • Modular rain water for the garden • Under cover rear verandah and side bbq area • Large shaded vege garden area • Lawned rear yard • Concreted driveway • Fabulous central location • Strata group of 2 - approx. \$800 p/a • Septic system • Council Rates approx. \$1,400 p/a This is a great little find for those looking to keep it simple. Ideal investment or a great spot to call it a day and enjoy easy care retirement living. Golf. Beach. River. It's all right here. Easy stroll to Barrage Road to enjoy breakkie at the fabulous Bombora Café! Why wait? The time is now! 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