

25 Bristow Smith Ave, Goolwa South, SA 5214



House For Sale

Friday, 26 January 2024

25 Bristow Smith Ave, Goolwa South, SA 5214

Bedrooms: 5

Bathrooms: 2

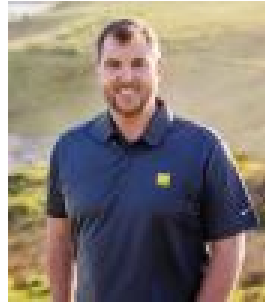
Parkings: 3

Area: 820 m2

Type: House



Nici Casey
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\$845,000 - \$875,000

Picturesque location, opposite the Golf Greens and located perfectly between the River and the Sea. No end to holiday feels of fun and enjoyment here. Grab the golf buggy and pop through the gates opposite for direct access. A quick walk to Barrage Road for breathtaking Riverside enjoyment of kayaking and sailing or through the dunes at the end of Carey Street and your toes are in the sand! The views are panoramic and stretch out across the beautiful Golf Course through to the Bridge from this North Facing beauty where the warm light fills the living areas throughout winter for year round enjoyment. Prepare to fall in love with this well cared for home with a versatile floor plan that lends itself perfectly for either permanent or holiday living. Plenty of room for everyone. Upstairs ~ the hub of the home, where all the views come together for enjoyable indoor and outdoor living, offers dual spacious open living areas. A superb large entertaining deck. 3 bedrooms. Family sized bathroom. SSRC Air Con and ceiling fans. The Kitchen is light and bright and practical with an island bench, overhead cupboards, a full wall of pantry storage, electric wall oven and dishwasher. The chef of the home will love entertaining and meal prepping for family and friends with the stunning outlook to the Course. The awesome and extra large living room, with 2nd SSRC Air Con, Ceiling fans and carpets also overlooks the Golf Course with a birds-eye view via the surrounding windows. The gorgeous front deck is perfect to enjoy bbq's, a glass of wine and outdoor dining as you've always dreamed it could be. It opens up beautifully from the large dining room and compliments this lovely upstairs area beautifully. Main bedroom with Ceiling Fan & BIR has timber floors and adjoins the sparkling main bathroom with shower, vanity and separate WC. 2 other bedrooms, both with Robes and Ceiling Fans and one with a door to the front deck, also enjoying views over the Golf Course. This would make a great studio or office. Downstairs offers even more spacious living and is a really inviting part of the home. With a lovely open plan and easy care slate tiled floors. Enough space for you to have your own pool table in the rumpus room alongside the living. An extra large 4th bedroom, that is perfect for catering to extra guests or would make an ideal teenage retreat for the kids! The 2nd bathroom combines with the laundry, in original condition, but serviceable and very neat and tidy. A good sized hobby room - that is currently set up as a convenient 5th bedroom. Plenty of storage throughout and an under stair space that is ideal to store the wine! A large 3 car garage that has 1 bay that has been lowered to allow access for higher vehicles such as caravans. With concrete floor, built in shelving and 3 roller doors (1 automatic). Good sized garden shed and side gates, perfect for off street parking for the boat or trailers to be parked. Rain Water tanks with a tap for the garden and also plumbed to the kitchen and laundry - easy to switch between tanks and mains. Sprawling over a large 820sqm block with lovely gardens and trees that create your own private oasis this one has all the feels of home. You are sure to be impressed from start to finish.

- North facing light filled large home with multiple living spaces
- Panoramic views over the Golf Course
- Modern kitchen
- Fantastic outdoor entertaining deck
- 5 bedrooms (3 upstairs & 2 down)
- 2 bathrooms
- SSRC Air conditioning units x 2
- Ceiling fans
- Good sized 3 bay garage plus side gate access
- Large allotment of approx. 820sqm
- Rain water plumbed to kitchen & laundry
- Council Rates approx \$2,298 p/a

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.