

31 Kingdon Place, Goolwa South, SA 5214



Sold House

Tuesday, 23 January 2024

31 Kingdon Place, Goolwa South, SA 5214

Bedrooms: 1

Bathrooms: 1

Parkings: 5

Area: 696 m2

Type: House



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Contact agent

Welcome to 31 Kingdon Place - positioned perfectly within the Golden Triangle of Goolwa South, just a few minutes walk to the riverfront and a 5 minute drive to the sea. Circa 1969, this charming little cottage has the makings for something very exciting in the future. This property has up until recently been rented to the same tenant for over 10 years, making an excellent purchase for the astute investor, or just enjoy as your own weekend getaway. (The property will be vacant possession, no lease or tenancy in place.) Upon entry you will find a lovely open plan living/dining/kitchen - with the original timber floors throughout. Large casement windows allow in the natural light which creates a very warm and homey feel to this property. A galley style kitchen with good cabinetry, laminate bench-tops, double sink and Euromaid electric stove overlook the living space. The bedroom is large with a BIR and large windows on two sides - again, allowing in the natural light. The bathroom is central to the home with shower, toilet and vanity and there is also separate laundry leading out to the back yard. The outside of the house has recently been repainted and there is as little or as much to do here as you please. Very low maintenance front garden with off street parking space for multiple vehicles, boat or caravan plus a double bay shed that can also be used as a garage. Shed has cement flooring, power, lighting and a side access door. The fully secured rear yard is a blank canvas, providing heaps of room for kids and pets to enjoy this space safely. Other features include: • Split system air conditioner • Near new electric hot water system • Ramp access front and back • Security screen doors • Sensor Light at front door • Rainwater tank • Common effluent Don't miss out on this fantastic chance to secure your slice of Goolwa South living so close to all town amenities, local shopping centre, the sea, river, South Lakes Golf Course, Surf Life Saving Club, local cafes and exciting new wharf precinct. With a price guide of \$369,000 - \$395,000, this property presents an excellent opportunity for those looking to enter the property market or invest in a coastal retreat. Contact Tania 0407970916 for more details. 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