

34 Fenchurch Street, Goolwa North, SA 5214



Sold House

Thursday, 4 January 2024

34 Fenchurch Street, Goolwa North, SA 5214

Bedrooms: 4

Bathrooms: 2

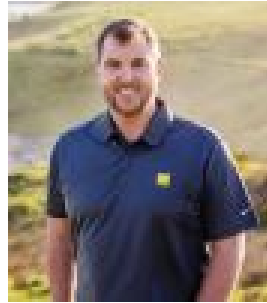
Parkings: 8

Area: 1600 m2

Type: House



Nici Casey
0885552626



Nathan Fry
0885552626

\$800,000

A stunning house and garden, presented beautifully with everything you need to enjoy self sufficiency the way you want it. Recently repainted inside and out, including the roof, this lovely home is set over a substantial 1600sqm parcel of land and has established fruit trees, vege patches, a large chook yard, rain water and a good sized 6kw Solar system. All set in this fabulous Goolwa North location just a block away from the River and an easy walk along Liverpool Road bike path back to the town centre, schools, shops and wharf precinct. A substantial brick home with all the country feels and charm you desire. Full length verandahs sweeping around the whole house. Entry passage with slate floors leading to the expansive living areas. The open plan of living, dining and kitchen is cosy and warm with a combustion fire, carpet flooring and large windows overlooking the yards and gardens. Dining alongside the kitchen opens out to the rear undercover entertaining verandah with newly installed pull down blinds, so that you can enjoy entertaining all year round. Lovely modern "Intime" kitchen with everything you need to enjoy cooking and entertaining. A central breakfast bar for the kids to gather round. Plenty of cupboards, overheads, drawers and a pull out pantry. Electric oven, cooktop and Dishwasher. With dual living areas the 2nd lounge, with SSRC Air Con, is generous in size and offers plenty of extra space for the family to enjoy when the house is filled with visitors. 4 good sized bedrooms. All with built in robes and ceiling fans. Main bedroom overlooking the front gardens and all rooms are conveniently located alongside the family sized bathroom. Yes the family bathroom is in its original condition, but we are sure you will agree it has a great feel and offers all you need with shower, vanity, bath and separate WC. Large separate laundry with door to rear yard. We just love the rear undercover verandah and know you will too. With the recently added pull down blinds this North facing area is the perfect spot to relax and soak up the afternoon sun or share some celebrations, bbqs and more with the family and friends. There is plenty of parking for the vehicles with a double carport alongside the home and the extensive shed that offers a great workshop space together with a convenient newly installed shower, toilet and vanity. A great surprise extra with a fully lined and insulated studio at the front of the shed is set up perfectly to use for teenagers and / or guests, a great games room or with the front sliding doors it is the perfect "work from home" space. There really is a little bit of everything here for the buyers.

- Beautifully presented brick home
- Freshly painted inside and out, including the roof
- Dual living spaces & modern kitchen
- SSRC Air Conditioning, ceiling fans & combustion fire
- 4 large bedrooms
- Family bathroom and separate laundry
- Fabulous outdoor entertaining areas
- Plenty of parking for vehicles
- Double carport
- Large shed with workshop area and 2nd bathroom
- Fabulous lined guest studio or rumpus for the kids
- Fruit trees, vege patches, full chook yard
- New Septic System
- As new Solar Power system of 16 pannels, approx. 6kw
- Mains water and Rain Water plumbed to the whole house

Imagine ~ organic home grown produce, picking fruit off the trees and veges from the garden. Vendor is happy to leave the happy "girls" behind to the right owner, who are producing approximately 10 eggs a day atm. The kids are going to love this one. Room to grow. Room to play and lots to enjoy. You will love the efficiency of the home saving you \$ on water and power with the services in place. The only thing left to do is come and inspect before you miss out on this one again. 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.