

**3A Hutchinson Street, Goolwa, SA 5214**

**House For Sale**

Wednesday, 12 June 2024

3A Hutchinson Street, Goolwa, SA 5214

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 253 m2**

**Type: House**



Vince Le Ray  
0488572730

## **\$550,000 to \$590,000**

Superbly located in the "Little Scotland "precinct of Goolwa, this charming cottage is positioned right in the heart of Goolwa's most sought after area. The river is at the end of the street, and just around the corner you are an easy 5-minute walk to main street, with its array of shops, cafes and facilities. Ideal for Retirees, or that perfect little weekend retreat from your busy week in the city, this Torrens titled property has a deceptively spacious interior and an easy-care low maintenance allotment, with carport and extensive paving. A generous open plan living/dining room is overlooked by a large well-equipped kitchen with plenty of cupboards, bench space and room for a dishwasher. There is a separate formal lounge room to the front of the home which captures the warm winter sun. This room could also be used as a 3rd bedroom, or with the inclusion of a sofa bed it could be used for the occasional overnight guest. The bathroom is also quite spacious and also has the bonus of a full-size tub! Walk out your front gate, turn right towards the river, and enjoy the fabulous Goolwa markets, or breakfast at Hectors on the Wharf. How about lunch at the new Hays Street Bar & Kitchen, also just down the road, or a coffee at Mother Duck. Also, within walking distance to the Goolwa Shopping Centre, which includes 2 supermarkets and a variety of specialty stores. Park your car under your own carport (room for 2 cars), and leave it, because you can walk everywhere! Goolwa is booming, invest in this highly desirable location now, and you can enjoy this fabulous cottage retreat for many years to come!