

# 4 & 5/9 Kestrel Court, Goolwa South, SA 5214

## House For Sale

Thursday, 1 February 2024

4 & 5/9 Kestrel Court, Goolwa South, SA 5214

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 161 m<sup>2</sup>

Type: House



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## **\$399,000 to \$415,000**

Unit 4: \$450,000 to \$465,000 Unit 5: \$399,000 to \$415,000 Whether you exploit it for the weekend, make a permanent move, or pledge its serene river, beach, and golf course proximity to paying holidaymakers, there's more than one golden buy to seize in this quiet cul-de-sac, moments from Goolwa's premier riverfront. Unit 4 - with 3 bedrooms and 2 bathrooms; and Unit 5 - with 2 bedrooms and 1 bathroom. And like all town homes in this unique clutch of 7, the sweeping open plan designs welcome with lashings of natural light. The beauty of such an affordable investment means low-care practicality for long-term tenants, and lifestyle for those who'll come, go, and pay you attractively for the privilege. Beyond the allocated carport, each home opens to combined living and dining, split system comfort, durable floating floors to main traffic areas, a galley-style kitchen with all-electric appliances, and up the skylit staircase, built-in robes to bedroom - most bedrooms with ensuites - plus a balcony for an influx of fresh coastal air. Freshen up and tailor the décor to suit your style or that of a discerning Airbnb guest and away you go - this close to the beach and river, you'll be as free as the birds in the nearby sanctuary. Once you've switched off, take off - for breakfast at Bombora's, lunch at Motherduck, bar snacks on the wharf at Hector's, and barefoot beach walks all year long... If this is how Goolwa life rolls, then it looks mighty good from here. A new lease on life with beach & river freedom means: Unit 4 - 3 bedrooms & 2 bathrooms Unit 5 - 2 bedrooms & 2 bathroom Each open plan design includes: Balcony Single carport BIRs to all bedrooms Split system R/C A/C Abundant light throughout Neutral floating floorboards to traffic area/kitchen European style laundry Small outdoor lawned area A 13-minute walk to Bombora's Café A 4-minute drive to Goolwa Beach A few minutes' walk with the buggy to South Lakes Golf Club And much more... Please note these town homes are currently tenanted and virtual styling has been used. Generic photos have been used for the town homes; individual floor plans are available.