

**4 Daniel Avenue, Goolwa North, SA 5214**



**Sold House**

Tuesday, 15 August 2023

4 Daniel Avenue, Goolwa North, SA 5214

**Bedrooms: 5**

**Bathrooms: 2**

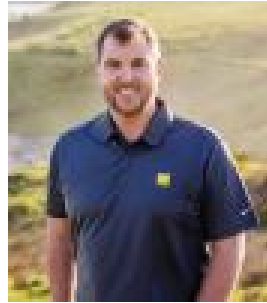
**Parkings: 2**

**Area: 827 m2**

**Type: House**



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## Contact agent

We have found you something very special indeed. Situated in this private Goolwa North Marina, a property that will give you the lifestyle you have been dreaming of with glorious panoramic water views, as far as the eye can see, over the Wetlands, River and Ranges in the distance. Lovingly cared for and upgraded by the current owners, this North Facing home is ideal for permanent living but offers a versatile floor plan that would be well suited to holiday living and features dual living, kitchens and bathrooms over both levels. Sitting on a large allotment of approx. 825 sqm you also have your own private jetty with power. Imagine having your boat parked at your back door and ready to go and enjoy a day of water fun cruising around the mighty Murray River and beyond. Let's start upstairs where you will really appreciate those breathtaking views. A spacious open plan of living and dining that opens to both front and rear balconies. Stunning solid timber floors. Elegant built in gas fire. Reverse cycle air conditioning and ceiling fans. As new kitchen with gas cooktop, electric oven, pantry, overheads and a sink that you won't mind doing the dishes from with this view! The upstairs living opens up to the fabulous extended rear balcony overlooking the waterways, with pull down blinds and ceiling fan, the perfect relaxing alfresco area to enjoy bbq's and get-togethers with friends and family. A 2nd outdoor area to the front with a full length undercover verandah - that also captures some river views towards Liverpool Road. 3 bedrooms upstairs. Main with WIR and SSRC Air Con, overlooking the front of the home towards the River. 2nd bedroom also overlooking the front, 3rd currently set up as a study with BIR. Modern bathroom with Shower, Vanity and WC. Downstairs offers another living / family room and a 2nd kitchen & dining area with SSRC Air Con. 2 more bedrooms and a separate bathroom with shower, vanity & wc, plus a 3rd toilet off the laundry. This could be a great space to use for extra guests, teenagers or perhaps as a "bnb" arrangement, subject to consents. There is plenty of room on the spacious lawn for the kids and pets to enjoy and another undercover outside area, currently set up with table tennis, offers plenty of options for the family to enjoy their own space. The garaging is well set out with central door between both single garages and plenty of room for your vehicles. A convenient rear roller door, perfect to store campers, trailers and more. A brief list of what's on offer & what's been upgraded:

- Built approx. 2003 with many recent improvements
- Freshly re-painted inside and out
- As new Kitchens & Bathrooms
- New carpets throughout
- 4 bedrooms, main with WIR & SSRC AC, plus a study
- 2 bathrooms, plus a 3rd toilet
- Dual living, dining, kitchens and bathrooms
- Gas fire place
- Reverse Cycle Air Conditioning upstairs, Split System downstairs
- Ceiling fans
- Upstairs lounge windows tinted for extra privacy
- Internal and external stair cases
- Extended rear balcony and new external stair case into yard
- Roof refurbished with new screws and repainted
- Solar power
- Heater pump hot water system
- Jetty with power and pump for water + easy access for kayak
- 2 adjoining single sheds with roller doors and rear roller door
- Workshop and 2 garden sheds
- Council Rates, approx \$3,100 p/a
- Common Effluent Septic System
- Riverside Cove Management Association - approx \$440 p/a

You really need to see this one to appreciate everything on offer with this rare opportunity to secure your own Marina lifestyle home! One of the best locations on offer in Goolwa. Just a few minutes back to the town centre and an easy trip back to Adelaide - just over an hour away. Goolwa really is the heart of the South Coast with the River, the Beach, the Coorong, it's all here for you to enjoy. Inspection is a must. Contact us today to arrange a suitable time to view as viewing is strictly by appointment. 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