

# 6/34 Noble Avenue, Goolwa North, SA 5214



## Sold House

Wednesday, 12 June 2024

6/34 Noble Avenue, Goolwa North, SA 5214

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 240 m2**

**Type: House**



Deidre Mastroyannis  
0885566001

**\$396,000**

Presenting a lovely two-bedroom, one-bathroom unit nestled in a serene and quiet area of Goolwa North. Located approximately 400 meters from the water's edge, this well-built double brick home is perfect for retirement living or anyone seeking a neat, low-maintenance residence. Delightful features of the home include light-filled open plan living with a dining space adjacent to the kitchen. The functional kitchen is equipped with electric appliances and ample cupboard space, and a laundry cupboard conveniently tucks away the washing machine & dryer to save space. Both bedrooms feature built-in robes, large windows, carpeted floors, and fan lights. A split system in the living room efficiently heats or cools the entire home. The generous outdoor space includes a covered pergola, lawn areas, rose gardens, and flowering shrubs along the fence line, as well as a garden shed. There's plenty of room for a pet, pottering in the garden, entertaining friends, or simply enjoying the quietude with a good book. The garage is equipped with an automatic roller door at the driveway and an additional roller door for backyard access. There are remote sensor lights at entrances and along pathways, and a 3kW solar system as additional features. Community Title fees are very reasonable at \$171.25 per quarter. Enjoy peaceful surroundings with opportunities for relaxing walks or bike rides along the water's edge pathways and parklands. The property is just 2.5km from Goolwa Township, where you'll find shopping, cafes, restaurants, sports complexes, a marina, markets, and all local services. Additionally, it's conveniently located near Coorong National Park and stunning beaches, perfect for surfing, fishing, and beach visits. This delightful unit is perfect for those looking to downsize without compromising on comfort or convenience, offering a relaxed lifestyle in a prime location. Contact Deidre on 0403 118 581 to express your interest. Properties like this sell very quickly. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. RLA 273693