

**60 Kessell Road, Goolwa, SA 5214**

**Sold House**

Wednesday, 15 May 2024

60 Kessell Road, Goolwa, SA 5214

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Jemma Morris

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## Contact agent

Best Offer By: 12 Noon, 5 June 2024 (unless sold prior) Price: \$330,000 to \$339,000 Modest it may be, yet its mission might turn into something incredible if your passion project prevails a corner-turn from Cadell Street. A whizz around this basic 2-bedroom home won't take long - the level allotment with its valuable north-facing rear a little longer, given its 724m<sup>2</sup> dimensions ideal for a newbuild, a substantial rethink or extension of its present, pristine improvements. As an extra-valuable bonus, those with prized watercraft will praise the 8m x 12m high clearance garage on site with dual roller doors and drive-through accessibility; newly installed rear fencing, a rear pergola, and low care grounds only add to the property's monumental merit. The spic-and-span downsizer welcomes with a front-to-back expanse of living and dining plus a retro kitchen immortalised in its era, breakfast dining bench and all; the beige bathroom of the same ilk (with separate WC) services the two front-facing bedrooms. Worthy extras include roller shutters, ceiling fans, and wall-mounted climate comfort, plus furnishings as you see them, creating a walk-in, walk-out opportunity. Demolish and dream or sit tight and enjoy the simple things like sunny afternoons under the shade-clothed pergola, a beach or river stroll, or a tippie at the Goolwa Wharf Precinct. From its town centre spoils, local schools, and popular cafes, it sits in a family favourite holiday locale that pulls permanent and part-time rental potential - how far you take the renovations will reflect in your rental returns. As for lifestyle, it's endless and priceless. For pub meals, café brunches as the Cockle Train chugs past, a swing over the bridge to Hindmarsh Island, or fishing the Fleurieu via the Coorong. Less is often more, and Kessell couldn't make the simple life more exciting... Its quaint & full of promise: Brilliant renovation or addition potential Neat & level 724sqm (approx.) allotment Generous 8m x 12m (approx.) garage with drive-through access Façade roller shutters North-facing rear aspect & shaded pergola Near original & immaculate interiors Newly installed rear fencing Wall-mounted R/C air conditioner Living & master bedrooms with ceiling fans Close by to Goolwa's town centre & retail strip Moments to Goolwa Oval, Skate Park & Investigator College A 7-minute drive to Goolwa Beach & Kuti Shack Just over 1 hour from Adelaide\* For sale with a walk-in, walk-out furnished option.