

**70 Castle Avenue, Goolwa Beach, SA 5214**

**Sold House**

Friday, 8 March 2024

70 Castle Avenue, Goolwa Beach, SA 5214

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 642 m2**

**Type: House**



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## Contact agent

Best Offer by 3 April @ 12 noon (unless sold prior) Price: \$1,050,000 to \$1,150,000 From the upstairs living room and wrap around balcony, you can look out to sea with coffee in hand and get your own "on-the-spot" surf report! A short walk down Bradford Road will have you on the sands of Goolwa Beach in just a matter of minutes! Welcome to 70 Castle Avenue - a sensational architecturally designed two storey beach-house built Circa 2018. The home is located on a fabulous 642m<sup>2</sup> (approx) corner allotment, with a distinctive limestone wall proving both character and privacy to the back garden. The beach-house vibe is evident from the moment you pass through the front door. High 2.7m ceilings downstairs, white painted walls and lots of natural light provide an instant relaxed feeling. Take the stairs and enter the beautifully appointed open plan living space - a magnificent room running the full length of the home with large picture windows and three sets of French doors opening to the balcony a feature. The raked ceiling is over 3m at its highest point, adding to the wonderful sense of space, while the relaxed "beachy" colour palate adds to the stress-free feel of the home. Feature white painted VJ panelling not only looks great, but adds yet another wonderful element to the beach house - while the kitchen with Caesarstone island bench/breakfast bar taking centre stage. The kitchen has plenty of bench space, with soft-close cabinetry, electric oven, cooktop and Miele dishwasher. Fabulous retractable electronic louvres manage the afternoon sun, while the French doors at the northern end of the home open out onto the generously proportioned balcony - bringing the outside in. Two beautiful bedrooms are found upstairs - both with French doors opening to the balcony. The smaller bedroom with built in robes at the northern end, while the master on the ocean side has a walk-in robe. A beautifully tiled, generously proportioned bathroom with large shower alcove, double vanity and w.c. separates the bedrooms, as does a very handy walk-in pantry/store. Downstairs you will find another two bedrooms - one a teenage retreat, or room large enough for both a bedroom and living room, has another set of French doors opening out to the back patio and garden. All bedrooms have ceiling fans. The downstairs bathroom is a replica of the beautiful bathroom found upstairs - the only change being a different coloured tile used in the shower alcove. Both bathrooms have heated towel rails. The laundry has good cupboard and bench space, with an internal hanging rail. The two-car garage with auto panel lift door has internal access into the home, with a back door opening out to the garden. The back garden is easy care, bird attracting with a lovely lawn area, undercover alfresco/barbecue area, and very handy hot & cold shower (perfect from returning from the beach). Additional features of the home include double glazed windows throughout, ducted reverse cycle air-conditioning upstairs, 5 KW solar system, NBN connection and 10,000 litre rainwater tank plumbed throughout the house (which can be easily switched to mains water). This is a lifestyle property where the stresses of the day will melt away in a matter of moments - the location is just wonderful being so close to the beach. The shops, restaurants and cafes of Goolwa are all a short drive away, while the Goolwa Surf Life Saving Club and Kuti Shack Restaurant are found nearby at the end of Beach Road at Goolwa Beach. If you love living by the beach - you're going to love this one!