

**73 Barrage Road, Goolwa South, SA 5214**



**Sold House**

Saturday, 11 November 2023

73 Barrage Road, Goolwa South, SA 5214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



Lucas Bradley

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## Contact agent

Amazing opportunity to secure a property in an absolutely prime, highly sought-after and magical riverside location, one of SA's premiere waterfront positions with so much on offer right on your doorstep. The classic brick veneer home with A-frame 2nd level is a bit like stepping back in time, with lots of timber features and a feeling of warmth & charm and while it is more than comfortable as is, it also offers fantastic scope to renovate, refresh and bring into today's modern world. Alternatively, you could choose to demolish and build your dream riverside oasis (STCC) plus there is development potential too (STCC) with neighbouring properties having already undergone those transformations. Big on space, the home offers a sweeping open lounge / dine area taking full advantage of the wonderful outlook opposite along with a 2nd family room with S/S RCAC and BI Book Shelf / Entertainment Unit, this room would make as a wonderful kids' retreat / bunk room. Spacious kitchen includes extensive bench and cupboard space, dishwasher, double sink and BIDining Table with island bench then through to the roomy formal dining area at the rear (also with S/S RCAC), perfect for entertaining family & friends over the holidays. There is also a BI Bar with plumbing. The downstairs bedroom is serviced by the adjoining bathroom while the main bathroom with bath incorporates the laundry too. Then step on upstairs where you'll find the spacious master bedroom featuring raked ceiling with lots of BI Robes and direct access onto the balcony, again taking in the wonderful vista. A smaller 3rd bedroom upstairs could be utilised as a dressing room or great for small children. There are plenty of outdoor living options too with an enclosed rear sunroom opening out to a BBQ hut along with the front paved & protected patio. Finally, a 2-3 car lock-up garage houses the cars, a boat and those other holiday toys + workshop space at the back. A truly sensational holiday location, directly opposite a manicured reserve with protected swimming beach and Goolwa's Nature Playscape playground, a short stroll to South Lakes Golf Course, public boat ramp and landing opposite, uber-popular Bombora on the River for scrumptious breakfasts and lunches + bike path at your front door. It's also a leisurely walk or ride to the Goolwa Wharf Precinct & Cockle Train Station, Main Street & dining options and not far from the beach either. One of the cheaper homes you will find along Barrage Road nowadays, a great investment in yours and your families future.