

**8 Riverdell Court, Goolwa North, SA 5214**



**House For Sale**

Tuesday, 11 June 2024

**8 Riverdell Court, Goolwa North, SA 5214**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Nici Casey  
0885552626



Tania Vriends  
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**\$575,000 - \$585,000**

This one offers a good genuine buy for those who might be starting out, looking to retire or seeking the perfect investment property in a prime location. Set in the iconic Goolwa North location in a quiet no through cul-de-sac, just a short walk to the gorgeous River and Liverpool Road bike track, on a large parcel of approximately 740sqm of land. This one is sure to attract a lot of attention. Immaculately presented inside and out. From the moment you arrive you will be excited by the street appeal, the lovely gardens and the easy drive through access to the side shed. Built approx. 1985 this brick home has been lovingly cared for and is now ready for you to move in and enjoy. A large entry foyer leads through double timber French style doors to the open plan living, dining and kitchen areas. Light and bright throughout with RC Air Conditioning and Ceiling Fan for comfort. Carpeted flooring in the living area and light filled windows looking out to the front gardens. Kitchen offering plenty of bench space for meal prep. Electric oven. Gas cooktop. Pantry and Dishwasher. Conveniently located separate laundry alongside the kitchen with linen storage and rear door. 2 good sized bedrooms from the passage. Master bedroom at the front with walk through robe to the adjoining bathroom. Bedroom 2 also with built in robes. A well sized Bathroom with bath, shower, vanity and separate WC. Alongside the living area is a fantastic room that offers options to set up as a 3rd bedroom, a studio, guest room, 2nd living area or whatever your heart desires. This room is well sized and has easy care floating floors, nice big windows to the front gardens and door to access the rear yard. Outside a fabulous undercover bbq area awaits your enjoyment, overlooking the good sized lawned yard with fruit trees. Fully fenced and secure for the kids and pets. With easy clear drive through access for the vehicles to the rear shed, with concrete floor and power, there is plenty of room to park the caravan, boats and more. • Built approx. 1985 • Drive through Side access to rear shed • Outdoor entertaining • Lawned rear yard with fruit trees • Fully fenced • Solar power, approx. 6kw • Allotment approx. 750sqm • Septic system • Council Rates approx. \$2,742 p/a • Quiet cul-de-sac location Positioned perfectly to offer you the idyllic South Coast lifestyle you have been searching for. One block back from the Murray River & an easy walk to Goolwa town centre, shops, schools and more! Swim, fish, boat, enjoy the café's, bakeries, pubs, the Coorong, the Beach, the River... it's all here for you and just over an hour back to the Adelaide City. Come and take a look at our open, before you miss out. This one is worth your time. The property is being sold with the condition of Probate being granted and Settlement can occur 14 days after this takes place. Current expected time frame for Probate is 8 weeks. Giving you enough time to get yourself ready and arrange what needs to be done to secure this little beauty! 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 RLA 298107 will not accept any responsibility should any details prove to be incomplete or incorrect.