

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

**House For Sale**

Tuesday, 14 November 2023

93 Barrage Road, Goolwa South, SA 5214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Beth Stratford

0412265155

**Best Offer By: 12 noon, 7 December (USP)**

Best Offer By: 12 Noon, 7 December 2023 (unless sold prior) Price: \$1,300,000 Outstanding residence and location along the tightly held riverfront of Goolwa South, the popular South Australian holiday destination about an hour from Adelaide. This well-maintained three bedroom, two bathroom superb property with its beautiful riverfront views was purchased by the current owner in 2000. Originally built in 1977, renovations were added soon after purchase, transforming the property into a timeless style and functionality to live in all year round. Suitable for a family or holidaymakers, the home comprises a huge living space on the upper level including expansive entertaining deck that wraps around the home to soak up the river views across to wharf. Enter the home to a light filled downstairs lounge or home office. Also downstairs are two bedrooms, both with built in robes, bedroom two has sliding door access to the rear yard. A contemporary main bathroom has shower, vanity and toilet plus a well-equipped laundry that completes the lower level which is modern in design with quality fittings throughout. Upstairs, the outstanding spacious living room embraces the view. A smooth connection between inside and outside on the front balcony contributes to the home's easy ambience and entertaining options. The galley style kitchen in a timeless design overlooks the living and dining area, including a long benchtop, dishwasher and walk in pantry. Also upstairs, the master wing is separated giving its own sense of privacy with timber panelled wall, split system air-conditioning, walk-in robe and modern ensuite with bath. Enter easily off Yates Avenue to the triple garage with high ceiling to fit boat and caravan, providing for undercover secure parking. Additional features are the single garage under the main roof, NBN to the property, two large rainwater tanks plumbed to the whole house or mains water available and easy low maintenance gardens. This home has easy access to all of the outdoor activities on its doorstep, whether it be dining at Bombora on the River, sailing, fishing, bike riding or just enjoying a stroll along the coastal reserve. Enjoy a holiday lifestyle every day in beautiful Goolwa South! 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. Harcourts South Coast will not accept any responsibility should any details prove to be incomplete or incorrect.