

# 1 Albury Lane, Goolwa, SA 5214

P.J.D. REAL ESTATE

## House For Sale

Wednesday, 10 July 2024

1 Albury Lane, Goolwa, SA 5214

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 471 m<sup>2</sup>

Type: House



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**\$590,000 - \$610,000**

Want a neat & tidy, easy to care for home? In the very heart of the Goolwa township? Just around the corner from the Woolies shopping centre? Within easy walking distance to the river & all facilities? Then 1 Albury Lane is the perfect home for you. Benefitting from a freshly painted interior & exterior, with new carpeting & blinds throughout, the home is ideally positioned for your new downsizer retirement home or an excellent investment purchase with a view to your future. Enjoying 3 good sized bedrooms + a rumpus room/4th bedroom/home office & there is plenty of living space with both formal & informal living areas. An easily maintained home, positioned on a small, low maintenance allotment of approx. 470sqm. Step inside your front door to a small entrance hall. A curved archway leads into your formal lounge & dining to one side. Large north-facing windows let the natural light & warm winter sunshine flow inside & are adorned with modern, new roller blinds. Practical slate-grey vinyl flooring & fresh neutral painted walls offer you a bright modern space to reside. The rumpus room is set at the far end of this space, again with large north facing window. Adjacent to & accessed by another archway is your kitchen. Central to both the formal & informal living areas. A functional & practical space with soft grey cabinetry & contrasting benchtops. Overhead & under bench storage with electric cooking. A short island bench provides a divide from the family room / casual meals area. Another good-sized room with the same practical vinyl flooring & home to a small R/C wall unit. Sliding glass patio doors open out to the undercover entertaining area. Your 3 bedrooms are set in a separate wing along the side of the home. Bedroom 2 has a large 3-door built-in robe spanning 1 entire wall, & your main bedroom enjoys good storage in the walk-thru robe that provides 2-way access to the family bathroom. All bedrooms (& the rumpus room) benefit from new carpeting & roller blinds. Bathroom, toilet & laundry are all separate. Bathroom has a new chrome shower screen, with bath & vanity unit, & the WC has been updated. Entertaining is well catered for under the high gabled pergola, complete with your outdoor pot-belly wood burning heater. A great sheltered space with paved floors & freshly painted timbers. Your back garden is fully enclosed & secure for pets. Low maintenance gravelled grounds with raised beds & simple plantings offer you plenty of scope to landscape to create your own garden paradise. Garden shed & rainwater tank. Front grounds are screened with tall fencing & a gravelled space to park multiple vehicles. Room to erect carport covering & a rejig of the fencing will provide space for caravan or boat as well. Make it suit your own needs. With the shopping centre & hardware stores just around the corner & the main street & river all within walking distance, this is the perfect retirement option, or even a holiday retreat that is easy to lock & leave. Or simply but to rent out in preparation for your retirement years. Location, Lifestyle & Liveability! Disclaimer: While reasonable efforts have been made to ensure that the contents of this publication are factually correct, PJD Real Estate and its agents do not accept responsibility for the complete accuracy of the contents (including but not limited to a property's land size, floor plans and size, building age and condition) and suggest that the information should be independently verified. RLA 266455