

**12 Aldam Avenue, Goolwa Beach, SA, 5214**



**House For Sale**

Friday, 30 August 2024

12 Aldam Avenue, Goolwa Beach, SA, 5214

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



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## Beach, Surf & Golf Best location in Goolwa Beach

Welcome to 12 Aldam Avenue, Goolwa Beach best coastal living on offer walking distance to the beach, surf, nearby South Lakes Golf Course and short drive to Goolwa township and facilities.

Built in 2001, this five-bedroom home is on one level with spacious living areas, fantastic entertainment space and room to park a caravan/boat or extra cars, is in immaculate condition and ready for you to enjoy and move in.

Some of the great features you will love:-

As you enter into the home through double entrance doors, you will find high ceilings through-out the home with great living spaces and neutral colours where you can add your own touches of colour and style.

The Master suite is spacious with bay window, carpet, ceiling fan and walk-in robe plus ensuite with heat lamps, shower, vanity and separate toilet.

If you love entertaining or enjoy separate living spaces, this home has the perfect floor plan. The front sitting room has carpet, curtains and ceiling fan and is ideal as a formal lounge flowing to tiled open plan family room with country kitchen looking out to outside entertainment area.

Great country kitchen for the keen cook in the family, includes walk-in pantry, stylish above cupboards and plenty of storage & bench space plus quality electric appliances including electric wall oven, microwave nook, induction hot plate and dishwasher.

The huge under cover paved entertainment area is perfect when hosting family and friends, complete with gable roof pergola, zip track blinds, new ceiling fans with lights, plus small rockery garden for added feature.

Bedrooms 2, 3 and 4 all have carpet and vertical blinds. Bedroom 5 offers that extra versatile room off the family room perfect as extra guest room or office.

The three-way main bathroom has powder room, separate bath and shower area plus toilet.

Laundry offers a practical space with trough and room for washing machine and dryer. It has access to outside service area and clothes line.

The double garage under main roof has front roller doors (one auto and one manual) plus one rear roller door to entertainment area; ideal for rear access and when bringing shopping into the house.

One great feature of this property is the separate side driveway giving access to back yard and a large 7 x 14 workshop with concrete floor, lighting and power ideal for storing extra vehicles / boat / golf buggy or camper caravan and still have space for workbench area.

Extra features:

- ☑LED Lighting
- ☑Approx. 3kW Solar System
- ☑Ducted R/C Air-Conditioning
- ☑Italian tile flooring (floor board look) in living areas
- ☑Crimsafe screen doors and monitored security system
- ☑Fully fenced rear yard
- ☑Double side access gate to large workshop
- ☑Ample parking for cars, boat, caravan

☒ Back lawn and low maintenance garden

☒ 2 x 3000L rainwater tanks with pump for irrigation of garden

Walking distance to the beach and surf, this fantastic home offers space, tranquility and convenience for the whole family or professionals working from home.

Do not miss out and make sure to organise your private inspection straight-away and call Sylvie Clarke on 0411 191 005.

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