

**13 Hays Street, Goolwa, SA 5214**



**House For Sale**

Sunday, 23 June 2024

13 Hays Street, Goolwa, SA 5214

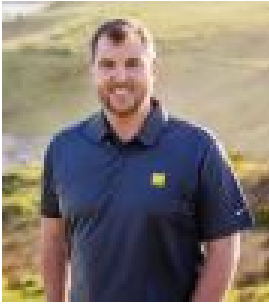
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 250 m2**

**Type: House**



Nathan Fry  
0885552626



Matthew Oldham  
0493217793

## Expressions of Interest

Charming Cottage in Historic Goolwa - Perfect Getaway or Home! Live the dream in a delightful cottage nestled in the heart of Goolwa's historic "Little Scotland" precinct. This captivating property is brimming with character and charm, offering the perfect blend of low-maintenance living and a prime location. The open plan lounge and dining, features wonderful high Cathedral ceilings. Country style Kitchen with 900mm wide stove/oven, timber cupboards, breakfast bar, plenty of storage and bench space. The laundry is conveniently located alongside the kitchen. Enjoy two good-sized bedrooms with built-in robes, both overlooking the charming front gardens. Create a multi-functional space upstairs - a cosy second living area, a comfortable third bedroom, or a dedicated hobby room, complete with a Juliette balcony and a storeroom, which has potential to be converted to an ensuite bathroom. Outside features lovely established gardens, outdoor entertaining area, rear access to the laneway for convenient access down to the river, garden shed, plus a wonderful front verandah to sit and relax. Imagine effortless strolls to the scenic River Murray, vibrant shops, and the lively Wharf Precinct - all within walking distance! Relax on the beautiful front verandah or the private outdoor entertaining area surrounded by established gardens. - Split system heating and cooling- Ceiling fans- Built-in-wardrobes- Timber cathedral ceilings- Rear access- Fantastic central location 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 will not accept any responsibility should any details prove to be incomplete or incorrect - RLA 298107.