

**13 Janz Avenue, Goolwa North, SA 5214**



**House For Sale**

Sunday, 23 June 2024

13 Janz Avenue, Goolwa North, SA 5214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 540 m2**

**Type: House**



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**\$625,000**

This lovely home at 13 Janz Avenue Goolwa North is set on a manageable allotment of approximately 540 sqm and is located in the ever popular North side of Goolwa. Offering a little bit of something unique for the buyers who want something more than average. From the moment you arrive you can feel the love and energy of this home. She has been well cared for by her current owner, has had upgrades and has lots of options to set up spacious yet easy care living for you to enjoy. The front entry passage via the verandah adjoins the double length carport and creates a nice secure private entrance. Good sized spacious living areas that create multiple options. The main lounge room with timber look floors, SSRC air conditioning & ceiling fans has plenty of room for everyone to enjoy. Alongside the lovely enclosed sunroom with big windows and honeycomb blinds for privacy - a great room to set up for extra living, dining and entertaining and even a little computer nook area. Kitchen and dining have tiled floors and the kitchen has had upgrades making her genuinely appealing. Featuring plenty of bench space to organise and prepare meals. Nice timber tops, breakfast bar, pantry, electric oven and windows looking out to the front sunroom. Passage through to the 3 bedrooms, bathroom and laundry. Master bedroom, with a dreamy little outlook over the side gardens, has built in robes and ceiling fan. Both main and bedroom 2 have timber look flooring and the 3rd with tiled floors is currently set up as a sitting room, perfect to use as a study, sliding doors through to the rear yard. The charming bathroom has a stylish looking vanity with timber bowl, bath, shower, new tapware throughout. Separate WC with vanity. Linen storage. Laundry also with good sized storage broom cupboard. Outside, as you meander around the gardens, vege patches and convenient wood storage area you make your way through to the rear shed that is fully lined and set up as a studio / entertaining area! Oh how we love this little spot where you can just feel all the love that has gone into some of the owners creations. Splashes of paint across the floors add a touch of vibrant colours. The lined feature doors lining the back wall add character. The combustion fire in the middle of the room makes this such a cosy spot to enjoy. And the bathroom with shower and toilet make this practical for a multitude of uses.

- Built approx 2000
- Spacious open living & upgraded kitchen
- Fantastic enclosed light filled sunroom
- 3 bedrooms, main with BIR.
- Modernised bathroom with shower, bath & sep wc
- Manageable allotment of approx 540sqm
- No lawns to mow
- Double length carport
- Private entrance to front verandah & door
- Large shed converted into a fully lined studio with combustion & 2nd bathroom
- Council searches \$2,700 p/a

All in all you have a super cute home in a fabulous no-through road location of Janz Avenue. Walk to the river. Enjoy the Goolwa North serenity. The South Coast is calling you. Make time to come and take a look at this one so you can really love where you live! 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. RLA298107