

**8 Janz Ave, Goolwa North, SA, 5214**



**House For Sale**

Monday, 23 September 2024

8 Janz Ave, Goolwa North, SA, 5214

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Resort-Style Waterfront Living

Feel like you're on holidays everyday in this stunning, absolute waterfront residence positioned in a highly sought-after and tightly held locale in Goolwa North.

Offering a beautifully appointed and impeccably maintained brick veneer home, versatile to suit everyday family living, perfect for active retirees or those seeking a wonderful weekender to relax with family and friends.

Step on into the entrance with polished bamboo flooring making a real statement and into the front formal lounge / family room with S/S RCAC, then through to the sweeping kitchen / dine / lounge area taking full advantage of the serene vista down the waterway.

Top-of-the-range kitchen provides stone benches, incl. breakfast bar to mingle around, dishwasher, induction cooktop, wall oven & BIMicrowave and feature display cabinets, the true heart of the home and a place the 'chef' will love.

Huge primary suite offers ample space for a king-sized bed then wraps around to his & hers BIRobes and further through to the full-sized ensuite bathroom with shower, double vanity & stone benchtop + toilet & bidet.

The 2nd and 3rd bedrooms both offer BIRobes and are serviced by the sparkling main bathroom with bath & sep. toilet.

Dedicated office or 4th bedroom with BICupboard space and taking in the views too.

Double garage UMR with auto doors and one of the standout features the home offers is the indoor workshop / utility room, perfect for the handyman, a fantastic sewing / hobby room or could double as a 5th bedroom or guest sleep-out if required.

Then head on outside with just as much on offer here too with fantastic outdoor living spaces including a paved alfresco area, fully enclosed with pull down café blinds perfect for outdoor living / dining and entertaining family & friends. Balinese inspired deck area is beautiful for relaxing with a book and another great feature is the outdoor spa, protected from the elements, perfect for relaxing happy hours all year round.

Stroll along the lush lawns and manicured gardens to the dual waterside living areas, both taking in the majestic outlook straight down the canal and of course the jetty which offers ample room for table & chairs at the water's edge.

Speaking of the jetty, you can moor and launch your boat from your own private jetty, running the full length of the waterside boundary, complete with power and water too, ideal for larger vessels and includes a ramp for the kayaks / canoes also.

The rear garden is a tropical oasis, a private setting with a mixture of palm trees, mature plants, lush green lawns and a protected & raised veggie garden for the green thumb.

Many added extras, some of which include a 20-panel solar system, security alarm system, rainwater tank, 2 x garden sheds, river water licence to the irrigation system servicing all lawns & gardens, high ceilings, ceiling fans and much more plus off-street caravan or boat parking at the front too.

A truly wonderful package for those looking for a magical waterfront lifestyle, yet not in a marina, with a quality home in a brilliant location.