

9/40 Kessell Road, Goolwa, SA, 5214

Elders

House For Sale

Sunday, 3 November 2024

9/40 Kessell Road, Goolwa, SA, 5214

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: House



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Affordable Holiday Opportunity

Fabulous opportunity to purchase a cute holiday cabin in Goolwa's super-popular and ever-growing Discovery Caravan Park where you'll have access to the Parks' many amenities including the water playground, pools, reserve areas and fantastic BBQ facilities.

This immaculate cabin is impeccably presented and has provided the current owners many years of wonderful weekends away and summer long stays but now it's your opportunity to enjoy the same.

Offering a roomy front lounge area through to the spacious dine-in style kitchen with RCAC, bedroom with BI Robes and sparkling ensuite bathroom.

A front deck for BBQ's and relaxed morning coffees, single carport houses the car, boat or small van, garden shed and lawn area for additional parking if required.

Positioned in a central part of the park, a short stroll to all that the park offers yet still providing a sense of privacy.

Being sold Walk In / Walk Out (less a few of the Vendors personal effects), it is walk-in ready with all furniture, bedding and electrical appliances you'll need for the coming holiday season and is priced to sell at just \$125,000.

What you need to know:

- You are purchasing only the cabin and improvements, there is no land component
- \$4,040 per annum payable to the park (can be paid in instalments), this also incl. water usage
- Power is individually metered and charged accordingly
- You can use it for up to 180 days per year but not more than 45 days consecutively, you CANNOT live here permanently, nor can you rent or holiday let this cabin out
- This NOT an investment property for you, this is an investment in your family's lifestyle
- As you are not purchasing land, there is no Stamp Duty payable

Here you'll also be able to enjoy everything that beautiful Goolwa and the South Coast has to offer including beaches, the river, golfing, boating, cycling, many dining & entertainment options plus so much more. A wonderful place to enjoy weekend escapes, school holidays away and all just an hour's drive from Adelaide.

Contact Lucas Bradley on 0438 404 492 to arrange a private inspection to suit.