



## 50 Bradford Road, GOOLWA BEACH, SA 5214

### Bring the Toolbelt!

Entry level opportunity to secure a property in ever-popular Goolwa Beach.

Situated on a large corner allotment of approx. 790m<sup>2</sup>, this timber framed family home offers excellent potential for those looking to secure a property at an affordable price and those not afraid of a little hard work.

The home itself offers a spacious living / dining area with cosy combustion heater and gas heating point, roomy kitchen with classic gas stove, hallway to 3 bedrooms (one with BIRobes) and a 3-way bathroom, the huge double shower providing a unique glass sliding door overlooking a garden / fernery area (think Balinese style, almost).

Rear patio area overlooks the simple yet spacious rear yard with plenty of scope to alter and improve if required. There is a single lock-up garage plus single carport attached to the home and large garden shed for additional storage.

Recently rented to very long-term tenants (20+ years), the home is currently more than liveable as is but offers a great opportunity for someone to renovate, refurbish and turn into a beautiful family home or great investment property.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 26P1205

#### SALE DETAILS

**\$395,000 - \$415,000**

#### CONTACT DETAILS

**Elders Goolwa**

9 Cadell Street

Goolwa, SA

08 8555 3511

RLA: 213003

**Lucas Bradley**

0438 404 492

Priced to sell and a rare opportunity in this price bracket nowadays. If you're looking to get your foot in the property market, this could be the best opportunity you'll see for some time.

- Land Area 790.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport

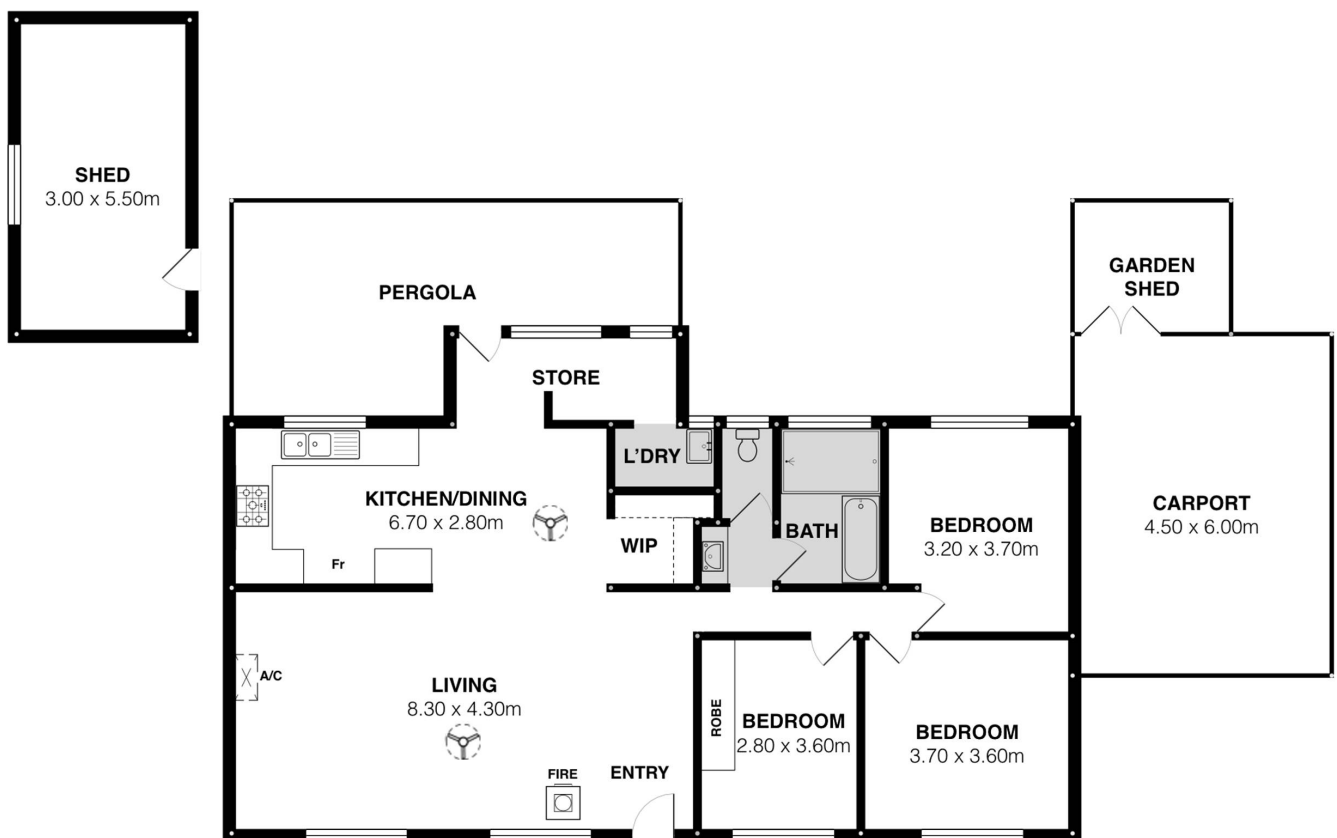












Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

**Elders**