



## 18 Aldam Avenue, GOOLWA BEACH, SA 5214

### Beachside Bliss with room for it all

Step into the relaxed charm of coastal living with this timber-framed, weatherboard beach house â€” perfectly positioned just moments from the surf at Goolwa Beach, and only a short drive to the river, South Lakes GC and Goolwa's township with its vibrant caf  s, dining and entertainment.

Inside, the home offers a welcoming open plan lounge, dining and kitchen area, making it the ideal hub for family gatherings and laidback weekends. With four bedrooms, a family bathroom and separate laundry, there's plenty of space to comfortably accommodate family and friends.

Slide open the doors and unwind on the semi-enclosed rear deck â€” the perfect spot to enjoy a morning coffee & summer BBQ's with an evening breeze.

But the real surprise is out the back â€” a massive 12m x 8m high-clearance shed, complete with a studio room and its own toilet and vanity. Whether it's a teen retreat, home office, creative studio or fantastic rumpus room, the options are endless.

### Extra Features You'll Love:

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:** For Sale

**INTERNET ID:** 26P1481

### SALE DETAILS

**\$765,000 - \$795,000**

### CONTACT DETAILS

**Elders Goolwa**

9 Cadell Street

Goolwa, SA

08 8555 3511

RLA: 213003

**Lucas Bradley**

0438 404 492

6.6kW solar system â## save on power bills

Outdoor hot & cold shower â## rinse off after the beach

Concrete driveway & excellent off-street parking for boat or van

Fully fenced rear yard â## perfect for kids and pets

Easy-care gardens & lawns

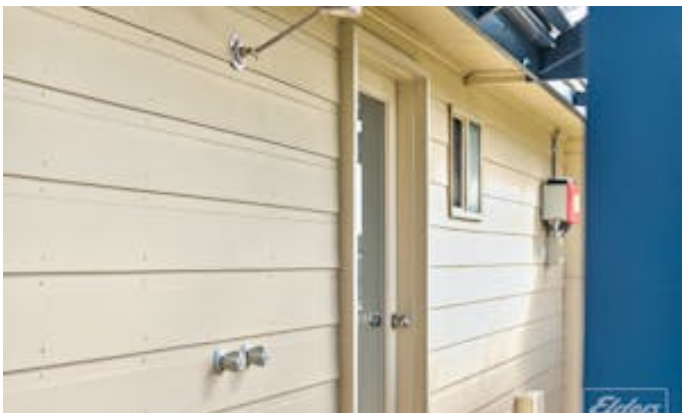
Whether you're searching for a permanent family home, weekend escape or smart coastal investment, 18 Aldam Avenue delivers the lifestyle you've been dreaming of.

Moments from the beach. Minutes to town. A lifetime of memories waiting to be made.

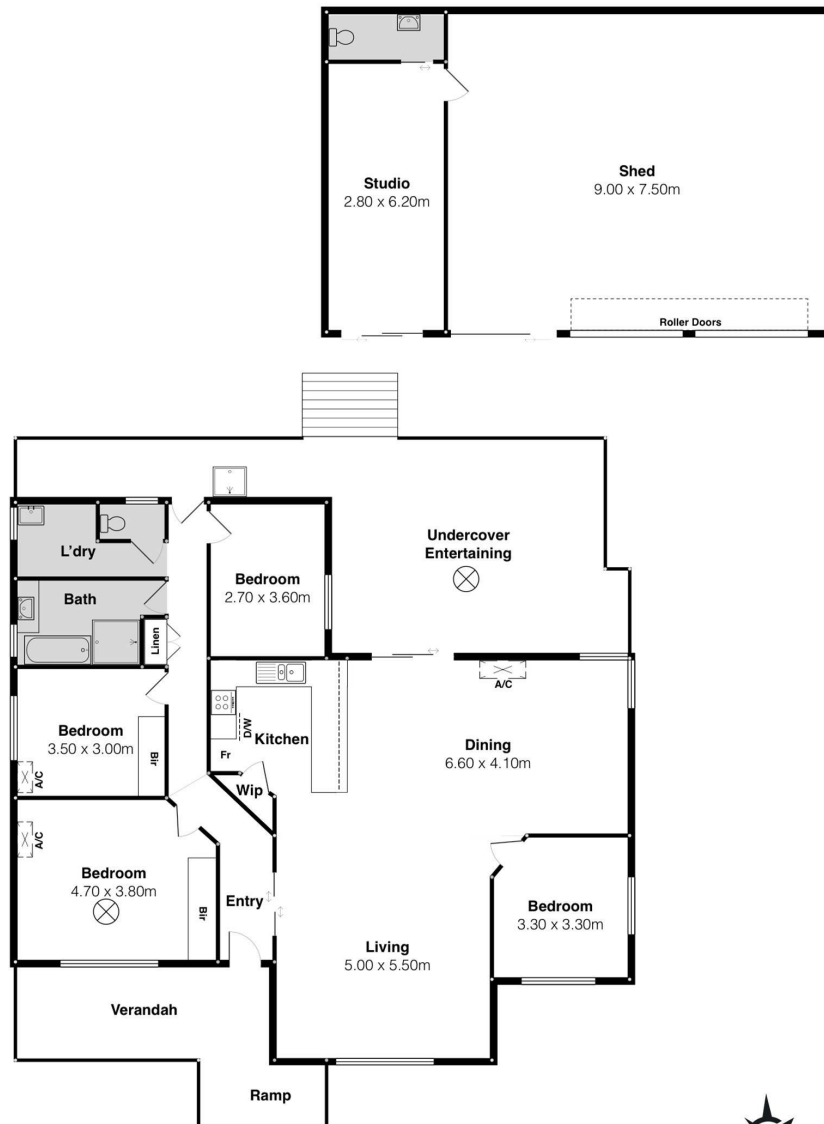
- Bedrooms: 4
- Bathrooms: 1
- 3 car garage











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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.



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SOUTH COAST STUDIOS