



83 Barrage Road, GOOLWA SOUTH, SA 5214

Sensational Riverfront Showstopper!

Executive riverfront residence epitomising luxury living in one of Goolwa's most sought-after positions. Perfectly set along the premier stretch of waterfront, this property has been fully renovated and extended in recent years to create a striking showcase of architectural style, contemporary finishes and laid-back holiday vibes. Quite simply, this home is a genuine showstopper!

From the moment you arrive, it is clear this is no ordinary riverfront property. The manicured lawns, concrete driveway and elegant facade set the tone for the sophistication within.

Designed for modern luxury living, the home boasts four generous bedrooms, three of which enjoy the rare privilege of their own private ensuites and all very much resort-style. The upstairs fourth bathroom ensures convenience for family and guests, while the flexible floorplan caters to both intimate family living and grand-scale entertaining.

At the heart of the home sits the state-of-the-art kitchen. Sleek stone benchtops, top-of-the-range appliances and a butler's pantry make this space both beautiful and highly functional. Whether it's whipping up a quick breakfast or hosting a lavish dinner

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TYPE: For Sale

INTERNET ID: 26P1484

SALE DETAILS

\$1,900,000

CONTACT DETAILS

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party, this kitchen is made to impress.

Expansive open living / dining spaces are oriented to take in every angle of the riverfront vista. From here, glass sliding doors lead you to the full-length verandah, where pull-down café blinds ensure year-round comfort. Here is where you will spend your mornings over coffee, your afternoons with the family and your evenings entertaining friends while taking in the magical vista watching the yachts and paddle steamers sail by.

The downstairs living area is perfect for the kids and includes a sofa bed for them or additional guests, this area then opens to a huge downstairs outdoor living space offering another great entertaining option with a little more privacy if desired.

Practicality has not been overlooked either with a single garage with drive-through access to the detached double garage and handy garden shed, providing ample storage for cars, boats or river toys. The neat landscaping and manicured lawns complement the home's striking aesthetic and being very easy-care, it will leave you more time to enjoy everything this amazing location offers.

And what a location it is! Enjoy Bombora Café directly opposite, famous for its beautiful breakfasts, long lunches and casual dining all in a relaxed riverfront setting. Launch the boat or paddleboard from the public ramp opposite or take a leisurely stroll to the South Lakes Golf Club or Goolwa Regatta Yacht Club both nearby. For families, the playground just metres away will keep the kids entertained for hours, while Goolwa's bustling town centre is only a short walk away with its boutique shops, galleries, restaurants and entertainment. And when the beach calls, you're still only moments from the sand and surf.

Rarely does a property of this calibre, in such a tightly held and highly sought after location, hit the market. Combining prestige, comfort and an unbeatable lifestyle, this truly is one of the most stunning riverfront residences to be offered this year.

Here is your chance to secure a home that will be the backdrop to countless family gatherings, long summer lunches and unforgettable memories. This is more than a house – it's a lifestyle and it's waiting for you.

*Option to purchase on a Walk In Walk Out basis with quality furnishings and electrical appliances.

- Land Area 696.00 square metres
- Bedrooms: 4
- Bathrooms: 4
- 3 car garage











83 Barrage Rd, Goolwa South

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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