

## 7 Ann Court, GOOLWA BEACH, SA 5214

### Charming Family Home in Fabulous Location

Delightful brick veneer home nestled in a peaceful, quiet cul-de-sac, offering the perfect balance of comfort, style and position just minutes from the shopping centre and Goolwa's vibrant township. Impeccably presented, this property is ideal for families or active retirees who still want room to move.

Step inside to find a welcoming front lounge room, a warm and inviting space that seamlessly flows through to the open kitchen / dine / family area. The contemporary kitchen features a WIPantry, dishwasher and breakfast bar â## perfect for everyday living and entertaining.

The spacious master bedroom boasts a BIRobe + WIRobe and private ensuite, providing a peaceful sanctuary. The 2nd, 3rd & 4th bedrooms (2 with BIRobes) are serviced by a sparkling three-way bathroom featuring a bath and separate toilet, ensuring convenience and comfort for the whole family.

Enjoy outdoor living under the huge gable roof pergola, which can be fully enclosed to create a cosy, year-round entertainment area. The paved driveway leads to a double carport with auto roller doors, complemented by extensive off-street parking suitable for a van, trailer or visiting guests.

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:** 26P1485

#### SALE DETAILS

**\$845,000 - \$875,000**

#### CONTACT DETAILS

**Elders Goolwa**

9 Cadell Street

Goolwa, SA

08 8555 3511

RLA: 213003

**Lucas Bradley**

0438 404 492

Beautifully landscaped gardens, including fruit trees and a lush rear lawn create a picturesque setting. Additional shedding provides ample storage & workshop space.

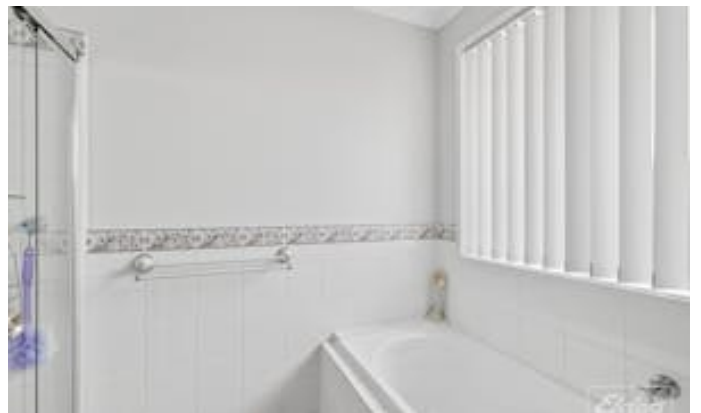
Extras include split-system reverse cycle air conditioning, a solar system to help reduce energy costs and much more. A truly charming home in a lovely neighbourhood, surrounded by well-maintained homes - perfect for families or those with active hobbies.

A fantastic package that ticks all the boxes, don't miss out on securing this wonderful home and enjoy for years to come!

- Land Area 954.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage





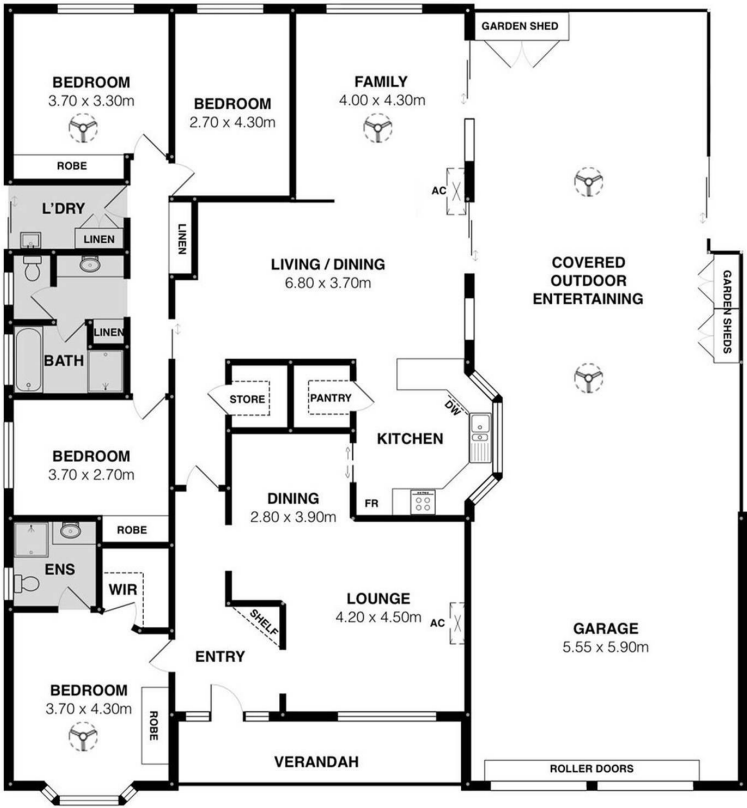
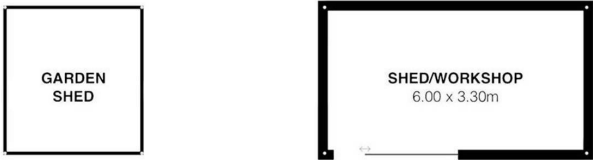












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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



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