



63A Barrage Road, GOOLWA SOUTH, SA 5214

~ Eagle's Nest ~

Perfectly positioned to take in the picturesque vista over the lush fairways of South Lakes GC, this unique and expansive home offers an enviable blend of lifestyle, versatility and opportunity - whether for multi-generational living, an indulgent family holiday escape or an income-generating holiday investment.

Enjoy the ease of direct access to the South Lakes Golf Club for a round or a relaxed meal in the clubhouse, while being just metres from the river's edge, the nearby nature playscape for the little ones and just moments from Bombora Caf  , one of Goolwa's most loved riverside dining spots.

Set across two cleverly configured levels, the home offers a total of 4 bedrooms, 3 bathrooms, 4 toilets, 2 full kitchens plus a third kitchenette and multiple light-filled living areas that flow seamlessly onto extensive decking and balcony spaces - perfect for entertaining or soaking up the tranquil golf course outlook.

Designed with flexibility in mind, the property can function as one grand residence or be easily divided into three self-contained townhouses, each with their own living, kitchen and bathroom facilities - a rare opportunity to accommodate family and guests in privacy or to enjoy your own space while earning a holiday rental income.

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: 26P1491

SALE DETAILS

**\$1,200,000 -
\$1,250,000**

CONTACT DETAILS

Elders Goolwa
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Goolwa, SA
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Outside, manicured lawns and lush gardens frame the home beautifully, with a secure single garage, three carports, and a garden shed for added practicality. The Torrens Title allotment ensures peace of mind and independence, free from shared strata concerns.

All of this within an exclusive enclave of quality homes, surrounded by nature, golf greens and the Goolwa lifestyle - where river adventures, beach days and café culture are all within easy reach.

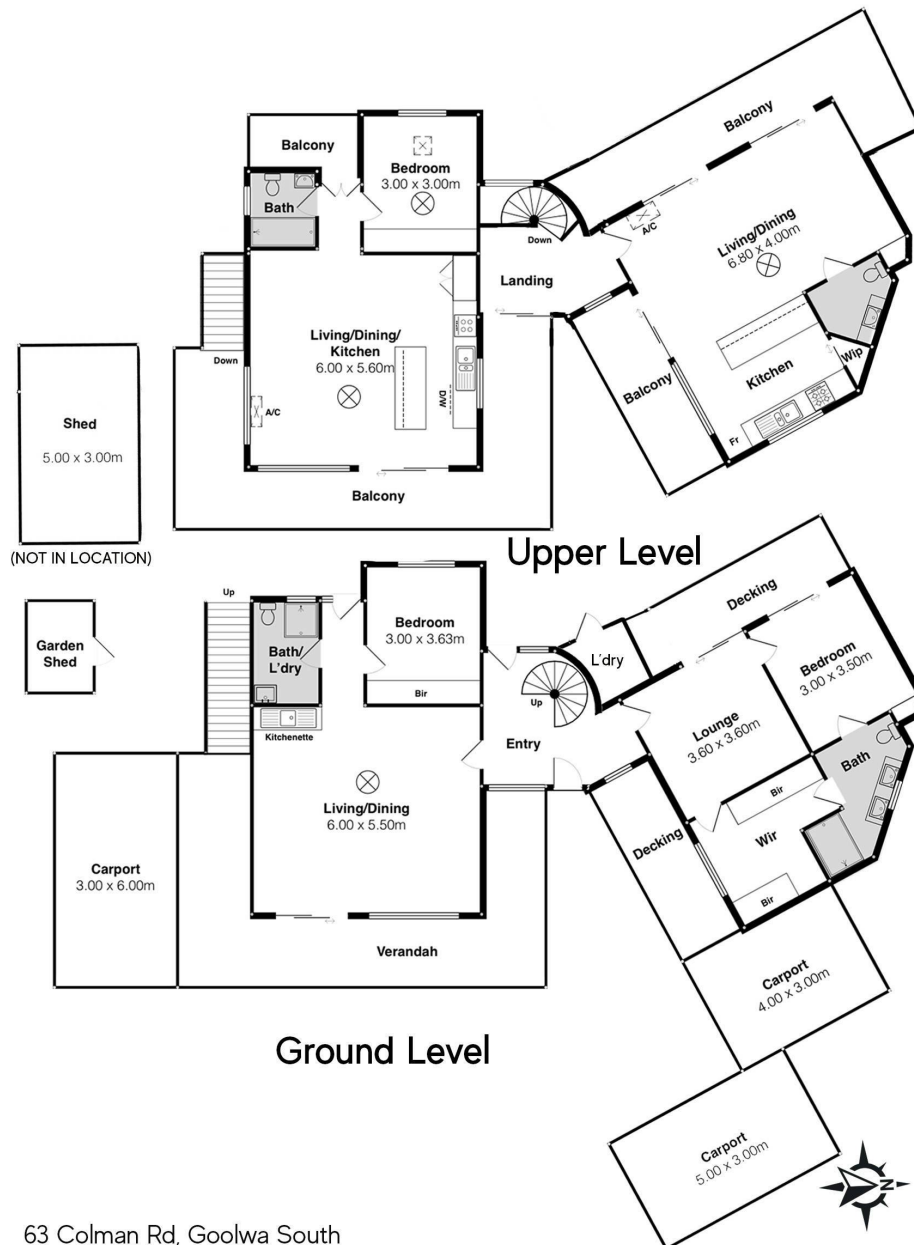
- Land Area 695.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Single garage
- 3 car carport











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.

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