

## 4/13 Chrystal Street, GOOLWA, SA 5214

### Where Comfort Meets Convenience

Located just moments from Goolwa's main street and within easy walking distance to shops, caf  s and local amenities, this beautifully maintained home presents an ideal option for those looking to downsize without compromising on space or independence.

Perfectly suited to retirees who aren't quite ready for village living, the property offers comfort, convenience and a relaxed lifestyle in a great location.

Built in 2010 and maintained in excellent condition, the home is spacious and thoughtfully designed. A tiled entry foyer provides a welcoming introduction and a practical separation from the main living zones.

The generous master bedroom features a WIRobe and ensuite, while the 2nd and 3rd bedrooms both include BIRobes and are serviced by a large 3-way main bathroom complete with a bath.

The heart of the home opens to a light-filled living, dining and kitchen area overlooking the neat rear yard. The well-appointed kitchen offers an electric cooktop, dishwasher and ample bench and storage space, making everyday living and entertaining

**TYPE:** For Sale

**INTERNET ID:** 26P1520

#### SALE DETAILS

**\$595,000**

#### CONTACT DETAILS

**Elders Goolwa**

9 Cadell Street

Goolwa, SA

08 8555 3511

RLA: 213003

**Shenae Williams**

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effortless.

Sliding doors lead outside to a paved alfresco pergola complete with a fantastic pizza oven, an inviting space to enjoy your morning coffee or unwind with friends in the afternoon.

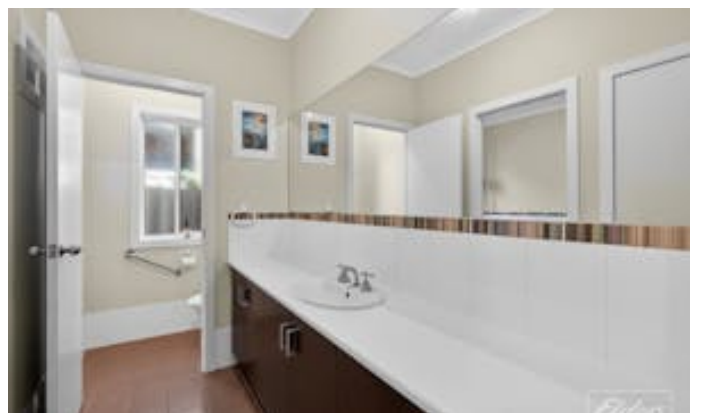
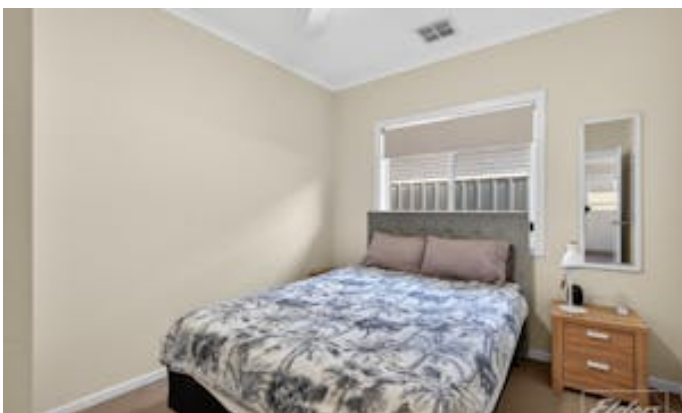
Additional features include a single garage under the main roof with an automatic panel-lift door, ducted reverse cycle air conditioning + ceiling fans throughout and the added benefit of solar panels with a Tesla battery for energy efficiency.

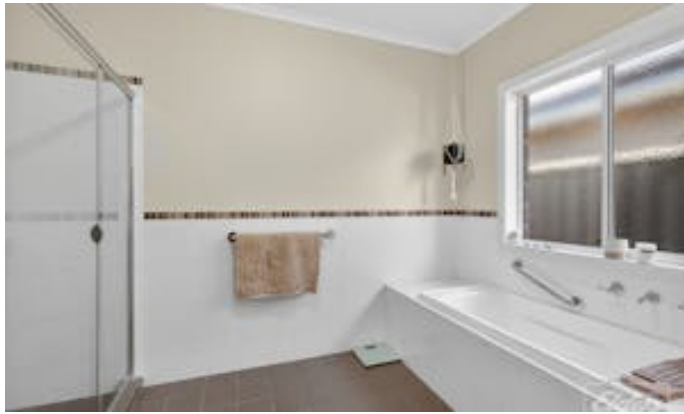
Community Title fees are minimal at approximately \$160 per annum for the previous year, adding to the appeal of this low-maintenance home.

Positioned just a few streets from Cadell Street and within a short stroll of the river and nearby parklands, this property offers an exceptional lifestyle. A complete and well-presented package, this is a home you'll be proud to call your own and enjoy your next chapter in.

- Land Area 297.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage



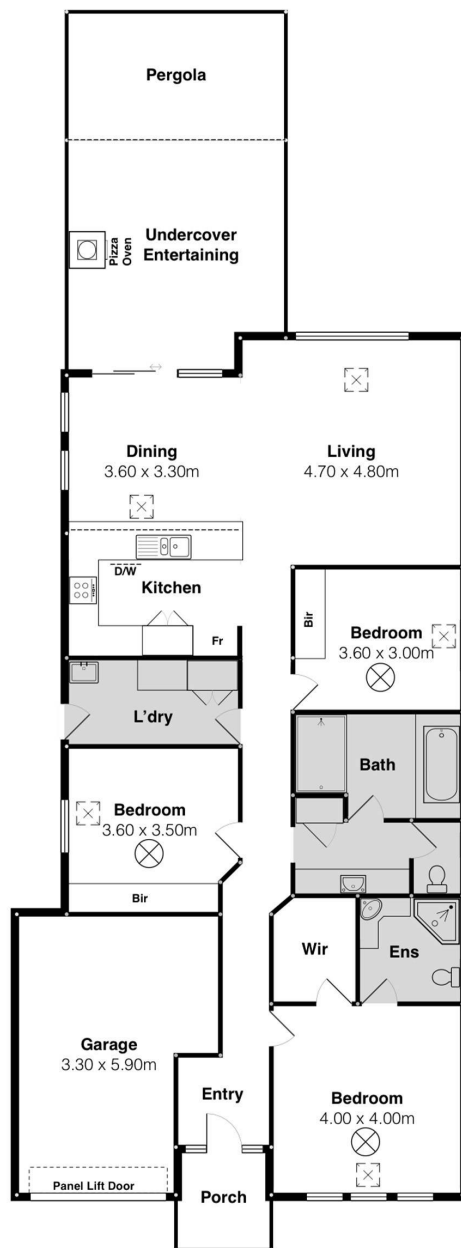












4-13 Chrystal Street, Goolwa

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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