



## 5 Barrage Road, GOOLWA SOUTH, SA 5214

### Riverfront Lifestyle with Breathtaking Barrage & Sanctuary Views

Positioned to take full advantage of sweeping views across the Murray River, Goolwa Barrage and the Goolwa Bird Sanctuary, this well-maintained 3 bedroom townhouse offers an exceptional lifestyle opportunity in one of Goolwa's most sought-after pockets.

Located just moments from the beach, Barrage Road playground, Bombora caf   and the Aquatic Club with boat launching facilities, this property is perfectly suited as a permanent residence, weekend escape or easy-care holiday home.

#### Features Include:

Built in 2000 and presented in excellent condition

Upstairs and downstairs living and accommodation, providing flexibility for families

The kitchen and bathrooms are neat and functional, complemented by good fixtures and fittings throughout

Upstairs open-plan living area is the true highlight, capturing stunning river and barrage views.

**TYPE:** For Sale

**INTERNET ID:** 26P1534

#### SALE DETAILS

**\$795,000**

#### CONTACT DETAILS

**Elders Goolwa**

9 Cadell Street

Goolwa, SA

08 8555 3511

RLA: 213003

**Ryan Bridges**

0414 379 528

Front balcony is an ideal spot to relax or entertain while soaking up the outlook.

Downstairs offers additional living and bedroom space

Secure rear yard suitable for pets, children or outdoor entertaining.

Split System AC for heating and cooling

Off street parking and rear yard access

Easy to maintain 364m<sup>2</sup> allotment

With its unbeatable location, impressive views and low-maintenance design, this property represents outstanding value and is well worth your inspection. A walk-in, walk-out option is available. For more information or to arrange an inspection, contact Ryan Bridges on 0414 379 528 or Shenae Williams on 0408 029 703

- Land Area 364.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1





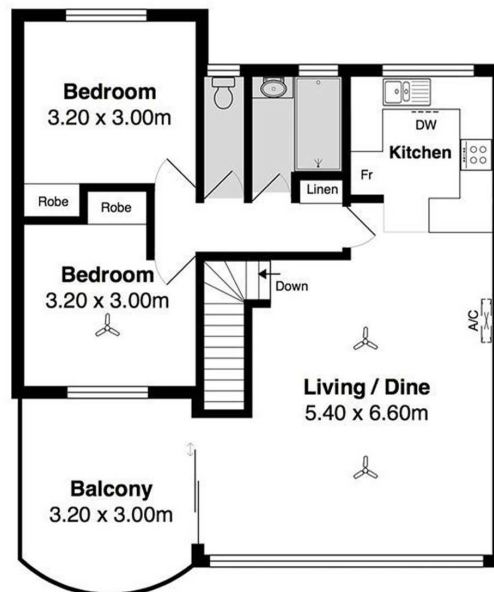




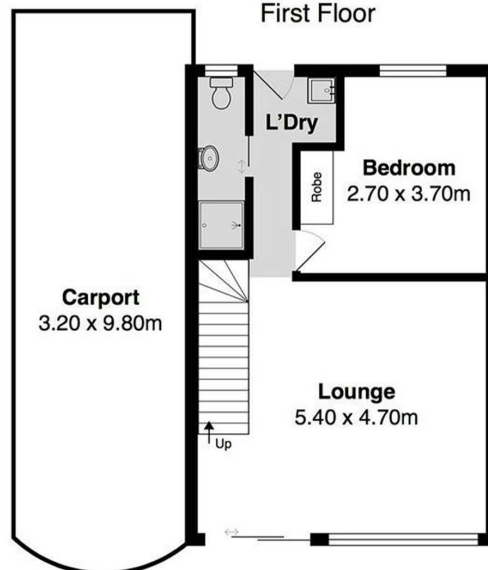








First Floor



Ground Floor

5 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.



PRODUCED BY  
SOUTH COAST STUDIOS