



## 126 Byrnes Road, GOOLWA, SA 5214

### Spacious Family Living on a Huge Allotment in a Prime Location

Perfectly positioned in one of Goolwa's most convenient and sought-after pockets, 126 Byrnes Road presents a delightful country-style family home set upon a substantial 1,971m<sup>2</sup> (approx.) allotment.

Enjoy the peaceful outlook across a large, tree-studded reserve while being just moments from Goolwa Primary School, Goolwa Secondary College, the vibrant Main Street township and a short stroll to the beautiful River Murray.

Warm and welcoming from the moment you arrive, the home offers comfortable family living with three well-proportioned bedrooms. The spacious primary suite provides a private retreat complete with WIRobe and generous ensuite bathroom featuring an indulgent spa bath. Bedrooms 2 & 3 both include built-in robes and are serviced by the centrally located main bathroom.

At the heart of the home, the open lounge / dining area flows effortlessly into a stylish kitchen perfectly suited to the home chef, complete with modern appliances and ample workspace for everyday living and entertaining.

**TYPE:** For Sale

**INTERNET ID:** 26P1546

#### SALE DETAILS

**\$785,000 - \$825,000**

#### CONTACT DETAILS

**Elders Goolwa**  
9 Cadell Street  
Goolwa, SA  
08 8555 3511  
RLA: 213003

**Lucas Bradley**  
0438 404 492

Cosy combustion heating, dual S/S RCAC and ducted evaporative air conditioning provide year round comfort while the 3kW solar system helps keep the overheads down.

Outdoor living is also well catered for with a semi-enclosed side deck featuring café blinds, creating the perfect all-weather space for family meals, relaxed gatherings and entertaining friends.

Shedding is also well covered with a 3-car carport leading through to a 6m x 6m double garage with power and lighting, providing excellent storage for vehicles, boats or hobbies, while two garden sheds offer additional storage solutions.

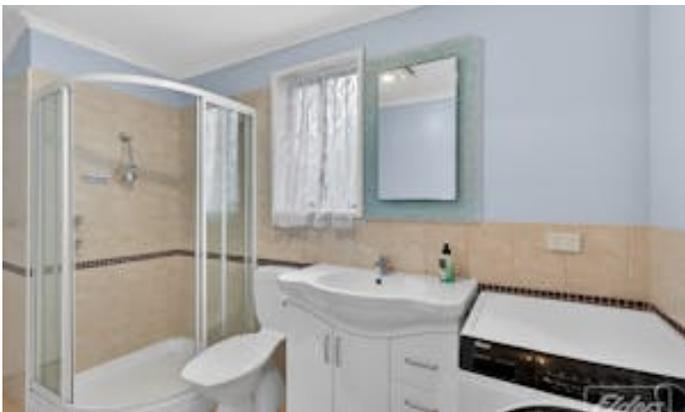
The expansive allotment offers an abundance of space for children and pets to play, with plenty of room for further shedding or improvements if desired (STCC).

A truly wonderful lifestyle opportunity combining space, comfort and convenience in a highly desirable Goolwa central location – this is a property not to be missed.

\*There is an option to purchase some furniture and electrical items also.

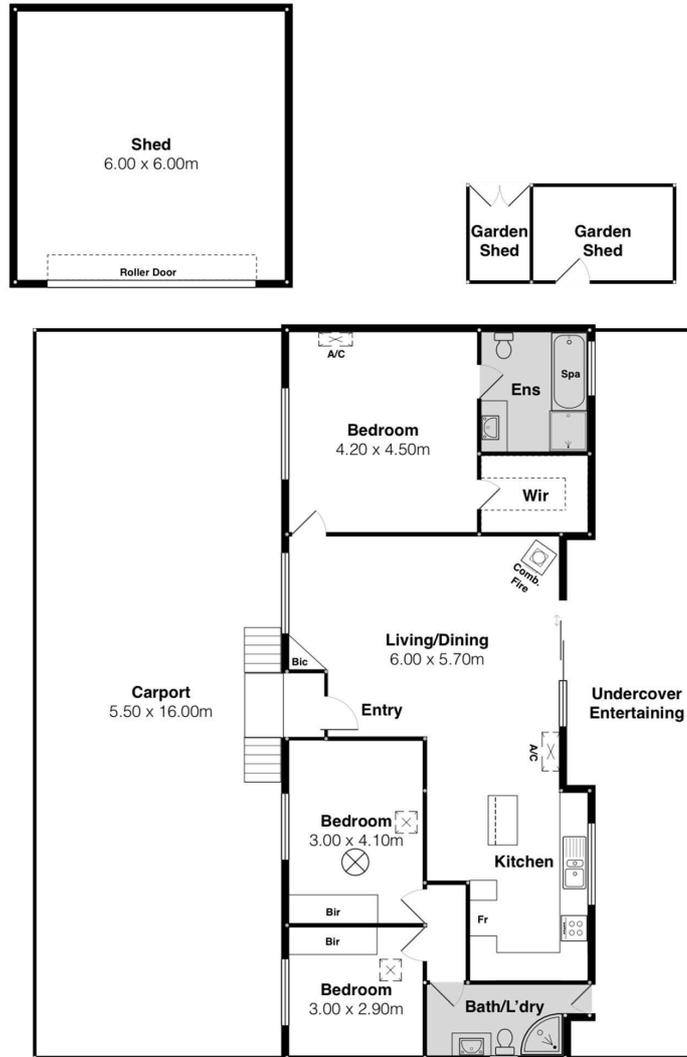
- Land Area 1,971.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- 3 car carport











126 Byrnes Rd, 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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