



## 9 Port Elliot Road, GOOLWA BEACH, SA 5214

### Refreshed, Spacious & Packed with Practicality

Set on a very generous 952m<sup>2</sup> (approx.) allotment in an oh so convenient location, this recently refurbished solid brick home offers comfortable living, versatile spaces and outstanding shedding, an ideal package for young families, hobbyists or those needing room for vehicles and toys.

Step inside to a welcoming open lounge / dining area that flows through to a striking new kitchen, beautifully updated and ready for the home cook to enjoy.

The home offers two well-sized bedrooms, including a generous master with BIRobes. Both are serviced by a stunning new bathroom, while the upgraded laundry and separate toilet add further practicality to the home.

A fantastic bonus is the converted rumpus room, providing a highly versatile space that could easily function as a teen retreat, guests sleepout, games room, hobby space or additional living area depending on your needs.

Outdoors, the property continues to impress with excellent shedding, including a substantial 6m x 12m garage / workshop complete with power and lighting, plus an

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**TYPE:** Under Contract  
**INTERNET ID:** 26P1547  
**SALE DETAILS**  
**\$635,000**

#### CONTACT DETAILS

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

**Lucas Bradley**  
 0438 404 492

attached lean-to carport. An additional side carport attached to the home further enhances the vehicle accommodation.

The dual driveway allows for excellent off-street parking with plenty of space for a caravan, large boat or multiple vehicles.

At the rear, a paved patio area provides the perfect place to relax or entertain while overlooking the spacious backyard, which features assorted fruit trees, a shade house and a handy garden shed.

All of this, superbly positioned within easy walking distance of Goolwa Central Shopping Centre and the Goolwa Sporting Complex, while both Goolwa Primary and High Schools are also close by.

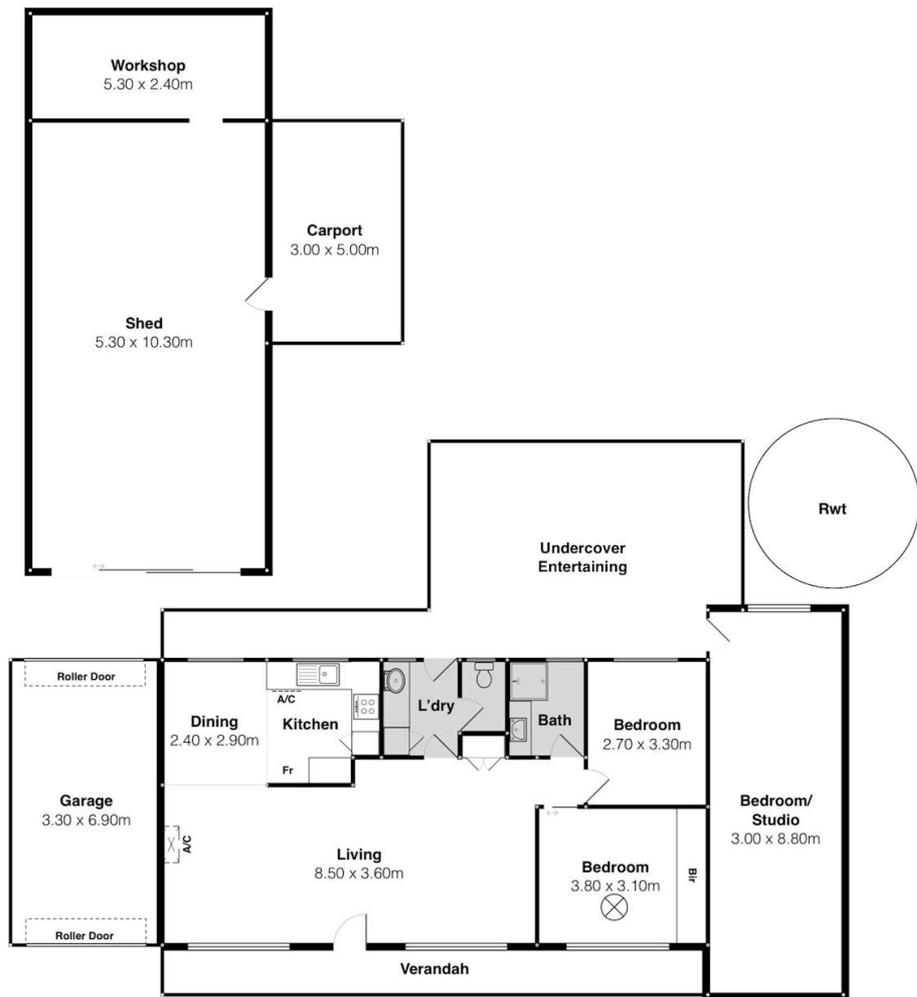
A sensational and well-rounded property offering space, versatility and convenience in one appealing package.

- Land Area 952.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 4 car garage
- Single carport









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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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