



## 77 Barrage Road, GOOLWA SOUTH, SA 5214

### Stylish Executive Waterfront Living

Perfectly positioned along Goolwa's premiere waterfront promenade, this stunning property presents an exceptional opportunity to secure a luxurious riverside residence designed for both relaxed living and high-end entertaining.

Capturing breathtaking panoramic views across the mighty Murray River towards the Barrage, with the Norfolk Pines and rolling sand dunes forming a picturesque backdrop, this 2008, quality-built home delivers an enviable lifestyle in a truly special setting.

Quality construction with tilt-up concrete slab walls and finished to an exacting standard, the home showcases a refined blend of durability and sophistication. Inside, genuine polished timber floors, soaring ceilings and premium fixtures and fittings create a sense of understated elegance throughout.

The lower level welcomes you with a spacious family living area that immediately draws your eye to the tranquil water views. This level also offers 3 well-proportioned bedrooms, one with BIRobes and two enjoying direct access to the rear deck, perfect for soaking up the peaceful surrounds. A stylish 3-way main bathroom, separate toilet and well-appointed laundry complete the downstairs layout.

**TYPE:** For Sale

**INTERNET ID:** 26P1565

#### SALE DETAILS

**\$1,300,000 -  
\$1,350,000**

#### CONTACT DETAILS

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Goolwa, SA  
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**Lucas Bradley**  
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A striking timber staircase with glass balustrading leads to the heart of the home, an expansive open-plan living / dining / kitchen area designed to maximise the spectacular outlook. The designer kitchen is a true centrepiece, featuring an oversized stone island bench, premium appliances and an integrated dishwasher, making it ideal for both everyday living and entertaining.

Seamlessly blending indoor and outdoor spaces, glass bifold doors open to both front and rear balconies, creating effortless alfresco living and allowing you to enjoy the stunning riverfront setting year-round.

The luxurious king-sized master suite offers a private retreat, complete with a walk-in dressing room and a full ensuite featuring a large shower and indulgent corner spa bath while also providing direct access to the rear balcony where you can enjoy a relaxed morning coffee. A convenient upstairs powder room caters perfectly for guests.

Additional features include ducted reverse cycle air conditioning throughout, an extensive lighting system, gas hot water service, ceiling fans to all bedrooms and full insulation for year-round comfort.

Externally, the property continues to impress with a single carport leading through to a secure lock-up garage with auto panel lift door, plus a convenient rear tool shed. Beautifully maintained lawns frame the home, while the rear garden evokes a relaxed tropical feel with established palm trees enhancing the sense of escape.

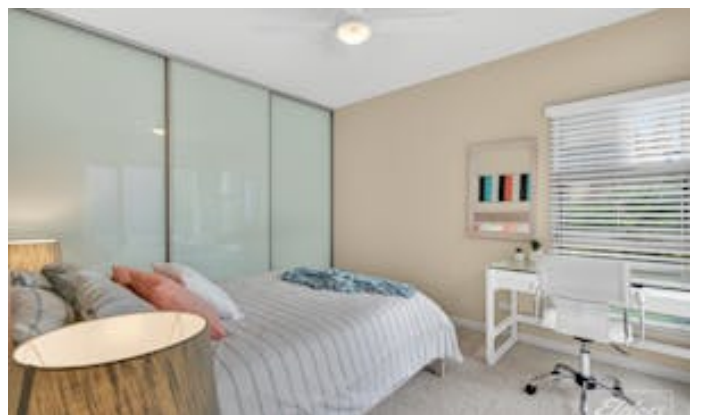
A simply outstanding location, directly opposite a manicured reserve, children's playground, swimming beach and public boat ramp and within easy strolling distance to South Lakes GC, Bombora on the River for beautiful breakfasts and long lazy lunches and the Goolwa Regatta Yacht Club. The township, Wharf Precinct, shopping centre and Goolwa beaches are all just moments away too.

Whether you're seeking the ultimate holiday escape or a premium year-round residence, this remarkable waterfront home offers lifestyle, luxury and location to the highest degree.

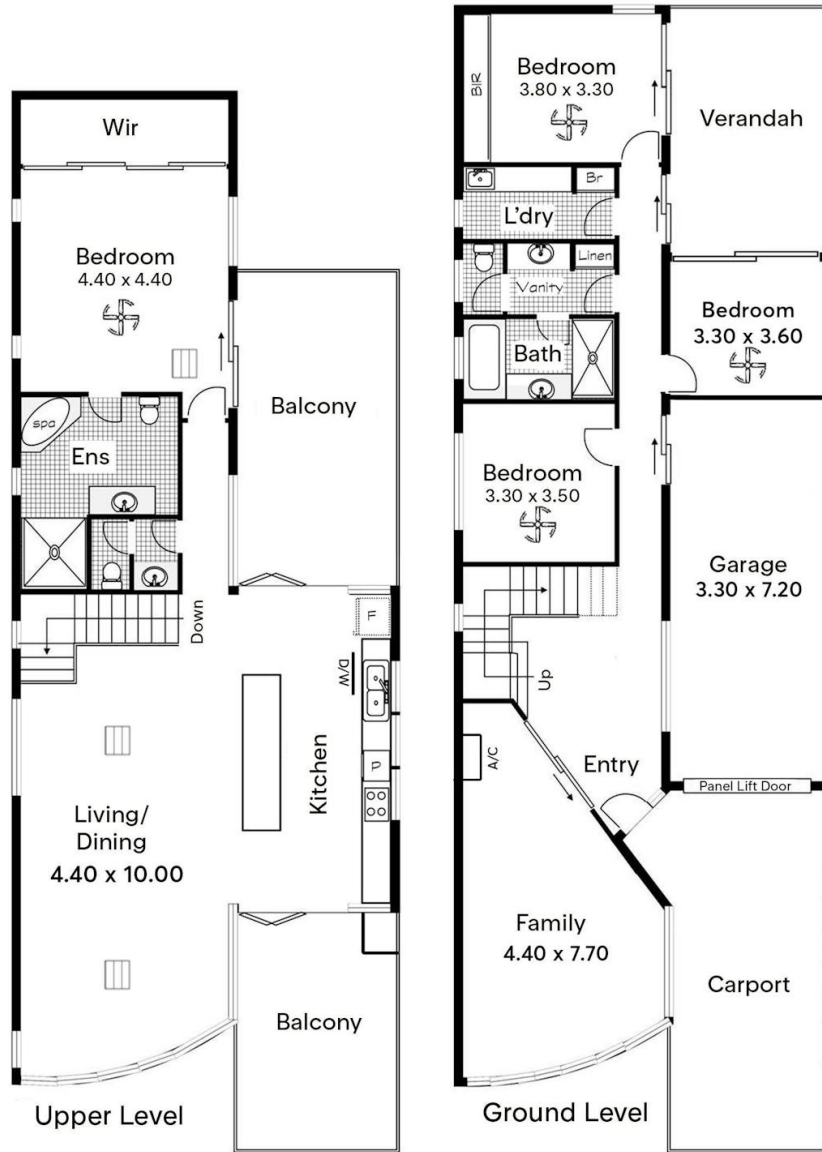
- Land Area 349.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Single carport











77 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.



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