



40 Daniel Avenue, GOOLWA NORTH, SA 5214

Architectural Style Meets Riverside Living

Positioned in a highly sought-after pocket of Goolwa North, just one street back from the river, this fresh and funky residence delivers a unique design that truly stands out from the crowd.

Offering a perfect blend of style, functionality and lifestyle, this is a home that will appeal to families, creatives or active retirees looking for something a little different.

Showcasing striking architectural elements including a skillion roof and polished concrete flooring, the home makes an immediate impression. A welcoming entry hall leads through to the front lounge, complete with new carpet and beautiful timber windows, creating a warm and inviting retreat.

Accommodation is thoughtfully designed with three bedrooms, including two master-style suites. The primary suite features a WIRobe and private ensuite with shower, toilet & vanity, while the second bedroom offers a large BIRobe and ensuite access to a spacious two-way bathroom with bath, ideal for guests or multi-generational living. The 3rd bedroom also includes BIRobes.

TYPE: For Sale

INTERNET ID: 26P1573

SALE DETAILS

\$895,000 - \$935,000

CONTACT DETAILS

Elders Goolwa

9 Cadell Street

Goolwa, SA

08 8555 3511

RLA: 213003

Lucas Bradley

0438 404 492

The laundry / utility room was previously a hair salon, complete with BDesk, a versatile space allowing you to work from home if desired (STCC) or simply use as a hobby room or additional storage space.

At the heart of the home lies a stunning open plan living / dining / kitchen area, highlighted by raked ceilings and expansive, north-facing picture windows that flood the space with natural light while framing views of the rear yard. Dual glass sliding doors with concertina opening seamlessly connect indoor and outdoor living, perfect for entertaining.

The well-appointed kitchen offers generous bench space, ample storage, dishwasher, double sink and gas cooktop, catering to everyday living with ease.

Step outside to a charming side deck, ideal for morning coffees or evening barbecues, while the spacious rear yard provides a relaxed, natural setting with established native gardens, raised vegetable beds, tool shed and a large rainwater tank plumbed to the home.

Vehicle accommodation is well catered for with a secure double garage featuring automatic panel lift door plus additional off-street parking for visitors.

Additional features include:

- Dual gas hot water systems
- 16-panel solar power system
- Ceiling fans throughout
- Underfloor heating to majority of the home
- Split system RCAC and much more
- 22,000ltrs of rainwater plumbed to the home

Enjoy the lifestyle on offer with the river, walking and cycling trails, and public boat ramp all just moments away.

A truly unique offering in a prime riverside location, this is a home that must be seen to be fully appreciated.

- Land Area 647.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage











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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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