



## 9 Richards Street, GOOLWA, SA 5214

### Outstanding Location

This versatile four bedroom family home offers multiple living spaces for the whole family. It is nestled in a quiet street only 200 metres from the river's edge, with the famous River View Deli at the end of the street, where you can wander down for a morning coffee. Set on a generous 823 square metre lot, with a beautiful easy care garden, this home offers ample internal space and ticks the boxes for that all important off street parking, with carport under the main roof and ample side access to a substantial garage, for caravan or boat storage. Not the easiest combo to find, especially so close to town.

#### Features Include:

Sunken lounge plus additional casual living space

4 bedrooms with en-suite to master bedroom and walk in robe

Bedrooms 2 and 3 offering built in robes, Bedroom 4 large, with flexibility

Light filled kitchen with wall oven, high bench tops in kitchen (includes dishwasher & pantry)

Built-in linen cupboard to the laundry

**TYPE:** For Sale

**INTERNET ID:** 26P1575

#### SALE DETAILS

**\$850,000 - \$875,000**

#### CONTACT DETAILS

**Elders Goolwa**

9 Cadell Street

Goolwa, SA

08 8555 3511

RLA: 213003

**Ryan Bridges**

0414 379 528

Bathroom with bath.

Bathroom & en-suite with modern fixtures and separate toilet, with new shower screens

Ceiling fans, gas heating, plus split system AC

Solar system to assist with power bills

Entertaining area with tiled floor and easy flow through to indoor living

Drive through access to the rear yard from the side entry gate

Concrete driveway leading you to the remote automatic garage doors to the carport

Sensational Garage 6mt x 9mt with extra height and slide doors, making perfect entry for the boat or van. Concrete floor and power

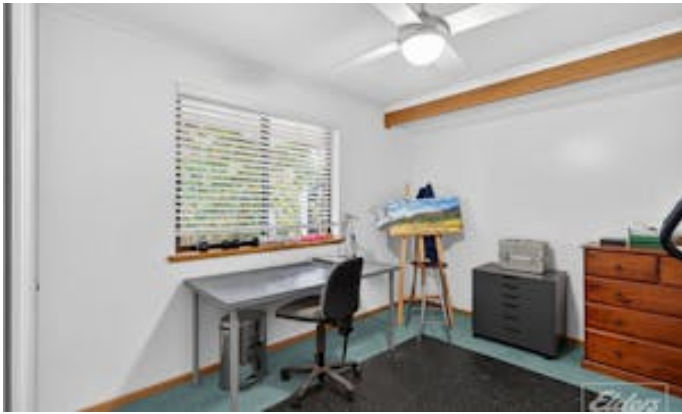
Fully enclosed and fenced rear yard with fruit trees and veggie patch

This home offers the complete package, looking for a perfect retirement home and so close to all Goolwa has to offer. It also has the size to accommodate a family and is move in ready, but also has some serious potential to add your cosmetic touches. For more information or to inspect, call Ryan Bridges on 0414379528

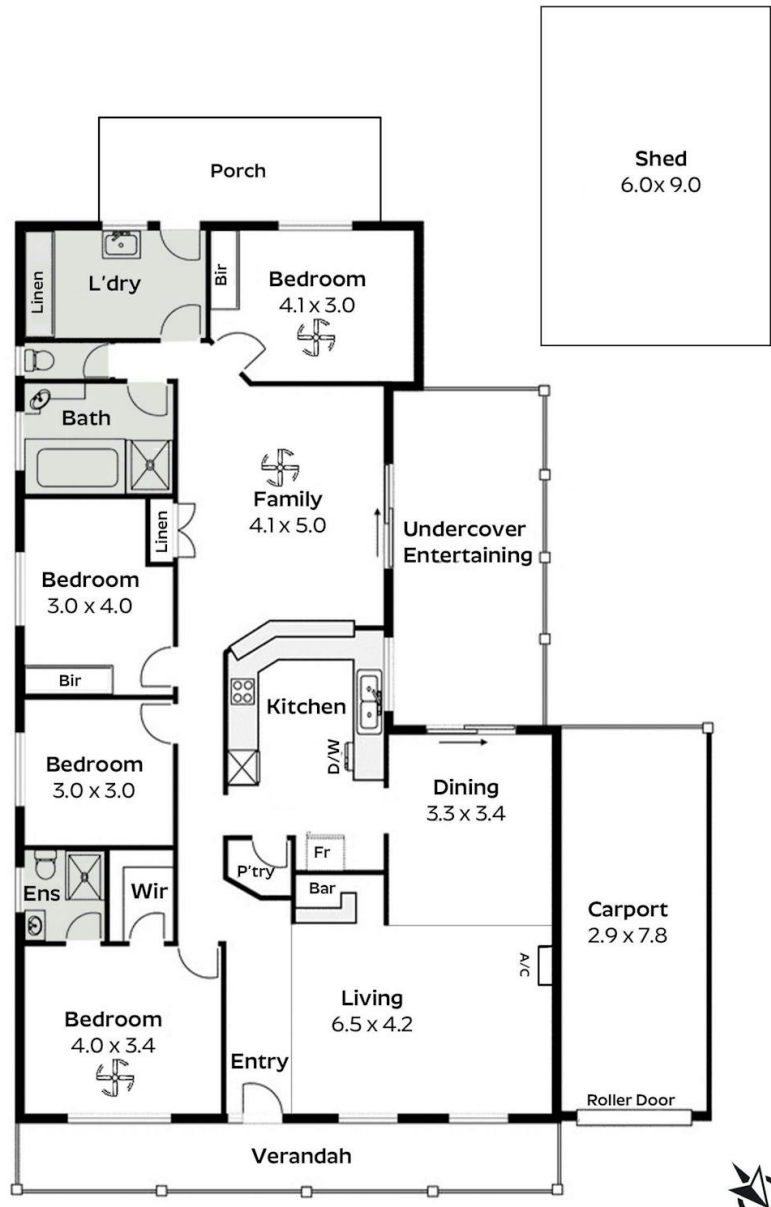
- Land Area 823.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Single garage
- Single carport











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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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