



22 Shepherd Avenue, GOOLWA SOUTH, SA 5214

Prime South Lakes Position

Positioned in Goolwa's premiere holiday playground destination of South Lakes, a quiet and leafy location within an easy stroll to the river, South Lakes GC, Bombora for breakfast and lunches, public boat ramp and playgrounds, everything is right on your doorstep.

An exciting opportunity for first home buyers, investors or holiday makers alike looking to secure a home on a generous allotment in this popular location.

Compact yes, but more than comfortable as is, while offering plenty of scope to modernise and add value over time, a property that combines immediate functionality with outstanding future potential.

The light-filled living area is welcoming and spacious, featuring polished timber floors that flow throughout much of the home, while large windows allow an abundance of natural light to fill the space. The adjoining kitchen is in its original condition, still functional yet offers the opportunity to renovate and create a contemporary open-plan space if desired.

TYPE: For Sale

INTERNET ID: 26P1591

SALE DETAILS

\$650,000 - \$675,000

CONTACT DETAILS

Elders Goolwa

9 Cadell Street

Goolwa, SA

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RLA: 213003

Lucas Bradley

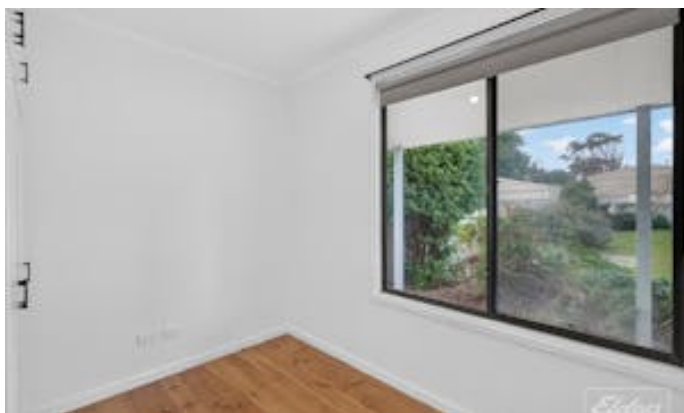
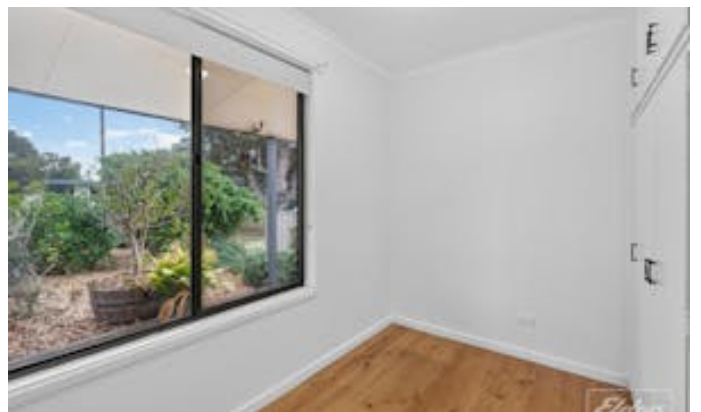
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Three bedrooms, each with small BIRobes and serviced by the bathroom with small bath, toilet & vanity.

Outside is where this property truly shines. The expansive backyard provides plenty of room for children and pets to play, space for entertaining or even future improvements (STCC). A 6m x 6m garage offers excellent storage for vehicles, boats, a van or workshop space, making it an ideal feature for tradies, hobbyists or anyone needing extra room.

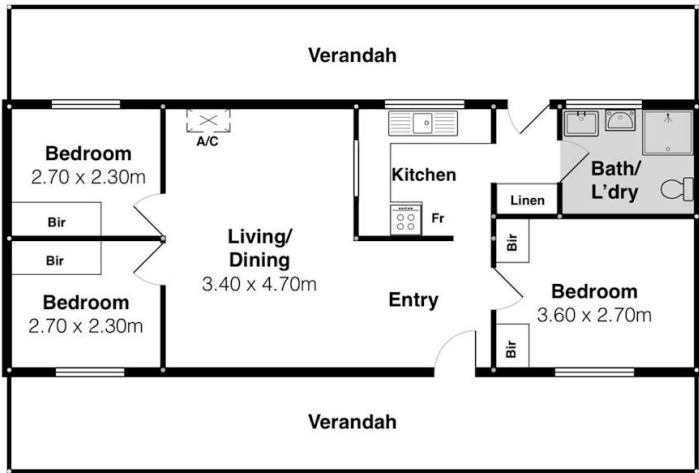
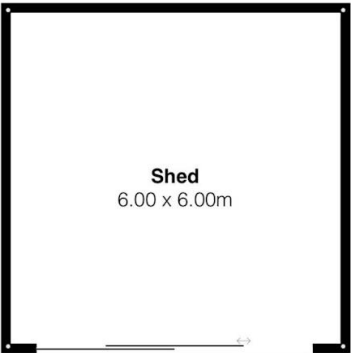
Set behind established gardens with ample off-street parking and a wide driveway leading through to the shedding, this is a property that offers lifestyle, practicality and opportunity to secure a slice of Goolwa's prime, highly sought after locale.

- Land Area 696.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage









22 Shepherd Ave, 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.

