



23 Downer Avenue, GOOLWA SOUTH, SA 5214

Exceptional Family Living

Perfectly positioned in one of Goolwa South's most desirable pockets, 23 Downer Avenue presents an outstanding opportunity to secure a beautifully maintained family home offering generous proportions, multiple living zones and an enviable lifestyle just moments from everything that makes beautiful Goolwa so special.

Perfect for golf lovers being directly opposite South Lakes Golf Course with easy access via the public laneway allowing you to drive your buggy straight onto the course. Also situated only minutes to the beach & river plus local shopping, caf  s and the township all nearby too, a highly sought-after and super-convenient lifestyle location.

Impeccably presented with delightful street appeal and set on a spacious allotment the home immediately impresses with its manicured gardens, wide frontage and welcoming facade.

Inside, a thoughtful floorplan provides an abundance of space for growing families, retirees wanting room for visitors or those seeking the perfect coastal holiday home.

Step on into the tiled entrance and through to the front lounge room, a warm and

TYPE: For Sale

INTERNET ID: 26P1592

SALE DETAILS

\$965,000 - \$995,000

CONTACT DETAILS

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inviting living space that could also be utilised as a home theatre room.

At the heart of the home is the expansive open plan living / dining / kitchen area where family and friends can gather with ease. The well-appointed kitchen boasts generous bench space, double sink, WIPantry and breakfast bar. Flowing seamlessly onto the paved outdoor entertaining area, creating the perfect setting for weekend barbecues and relaxed summer evenings.

Adding to the home's versatility is a third oversized living room positioned at the front of the home, offering the ideal space as a rumpus room, children's retreat or home office, ensuring everyone has room to spread out and enjoy their own space.

Accommodation is equally impressive with five generous bedrooms. The spacious primary suite is privately positioned and features a WIRobe together with ensuite bathroom, providing a peaceful retreat for the homeowners. Bedrooms 2 & 3 include BIRobes, while bedrooms 4 & 5 offer generous accommodation for family, visiting guests or flexible use as a study or hobby room.

The family-friendly three-way bathroom provides a separate vanity, toilet, shower and full-sized bath and the spacious laundry provides additional storage and direct outdoor access.

Outside, the property continues to impress with convenient side access leading through to the 6m x 6m shedding, ideal for securely storing a boat, small caravan or trailer, while still leaving ample room for additional vehicles. An outdoor shower provides the perfect place to rinse off after returning from the beach, making coastal living both practical and convenient.

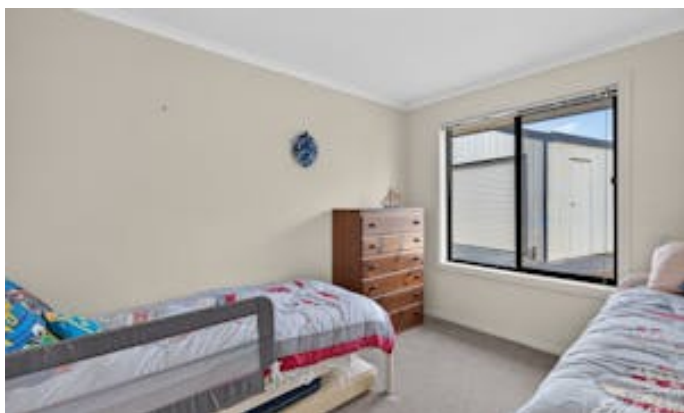
Comfort is assured year-round with split system air conditioning, and full insulation throughout while the neutral colour palette, quality finishes and immaculate presentation allow buyers to simply move in and enjoy from day one.

Whether you're searching for a permanent family residence, a spacious holiday retreat or a quality investment in a sought-after location, this exceptional property delivers on every level. Combining generous accommodation, flexible living spaces, excellent outdoor functionality and an unbeatable location close to golf, the river, beach and township amenities, 23 Downer Avenue offers the complete coastal lifestyle package that buyers have been waiting for.

NB: There is an option to purchase some of the furniture and electrical items too if required.

- Land Area 720.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double garage











23 Downer 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.



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