

**12 Bowley Street, Goolwa Beach, SA, 5214**

**P.J.D. REAL ESTATE**

**House For Sale**

Thursday, 24 October 2024

**12 Bowley Street, Goolwa Beach, SA, 5214**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Joanne Dean  
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## 180+ degrees of Stupendous Views

Over the sand dunes of Goolwa Beach to the sea & beyond.  
From both levels of your new home by the Beach.

Embrace the relaxed lifestyle this beach retreat can offer you. A daily swim in the surf, join in the fun at the surf life saving club, relax on the balcony & drink in the beautiful ever-changing views as the day rolls into night. And when it turns a little chilly, step inside & enjoy the same from your spacious & open living area - still easy to enjoy from the extensive glazing & patio doors.

- Please call Joanne on 0407 524 401 to view this incredible property.

Set up high to capture the views from the entire top level of the home, with some areas downstairs also enjoying the outlook.

Perfectly designed & ideal for your permanent family home & offering great flexibility for your holiday retreat or beachside investment.

Comprising 4 bedrooms, multiple living spaces & 2 bathrooms, the home has a practical design with 2 bedrooms, living & bathroom on each level. Outside provides good parking for vehicles under the home & on the paved drive, with a designated space for your boat or caravan on the lower gravelled area. Secure fenced back garden is ideal for pets & youngsters to play safely.

Multiple entertaining areas with the upper-level balcony & a large timber pergola with deck flooring in the back garden to cater for large gatherings.

- The home is practical & purposeful.

Enter the home into a central hall. Downstairs is a great visitor space or kid-zone. Practical slate flooring flows through & into the 2 bedrooms at either end of the entrance. Bathroom & WC facilities with generous laundry separate these 2 rooms. Fresh & bright décor. A generous rumpus room is opposite - a good space with flexibility to utilise for TV watching / make into extra sleeping quarters if required or why not add a pool table for fun times?

Timber & carpeted stairwell leads up & into the main sector of the home. Your eye is immediately drawn to the picture-perfect views from the double-patio doors out & over the balcony. Open plan with zoned lounge/ tv watching, dining & kitchen space. Light & bright with neutral décor & floating floors. Compact but very functional kitchen has its own private view to the coast as well as looking over the living space to the vast view. Crisp white cabinets & contrasting grey benchtops, gas & electric cooking & dishwasher.

A small side hall leads to the 2 upper-level bedrooms. Separated by a crisp all-white bathroom. Main bedroom is positioned at the front & fitted with a BIR. Enjoy your own private access to the balcony via a patio door or simply lay in bed & enjoy the picturesque views through the large window.

The home has had a refreshing lift with new flooring, painting & modern blinds throughout. 3kw Solar, ducted heating & cooling + multiple ceiling fans create the perfect temperatures all year round, with the benefit of beautiful sea breezes. Garden is irrigated & enclosed with new Colorbond privacy fencing. Small shed for storage, lush green lawns & green hedging surrounding on 2 sides to provide a peaceful haven.

- The adjoining allotment at 10 Bowley street is also for sale. Offering an extensive 984sqm with large 3-bay shed this can be purchased together or separately.

Don't miss this incredible opportunity to enjoy the beachside lifestyle you have been dreaming of!

Disclaimer: While reasonable efforts have been made to ensure that the contents of this publication are factually correct, PJD Real Estate and its agents do not accept responsibility for the complete accuracy of the contents (including but not limited to a property's land size, floor plans and size, building age and condition) and suggest that the information should be independently verified. RLA 266455