

14 Albury Ln, Goolwa, SA, 5214



House For Sale

Sunday, 3 November 2024

14 Albury Ln, Goolwa, SA, 5214

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House

Picture Perfect Location Overlooking Albury Reserve

Perfectly located in central Goolwa this well maintained property offers buyers an excellent opportunity for permanent family living, great rental for the first time investor or the ideal downsizer. A generous 534m² allotment means this property offers space for a large shed, room for the kids and pets to play and enjoy the outdoors, or a great space for veggies and fruit trees for the avid gardener.

Set in a quiet cul-de-sac with water views over Albury Reserve, it is walking distance to the Goolwa township, all amenities and the Goolwa Village Shopping Centre is virtually on your doorstep. The River Murray is around the corner and Goolwa Beach is just a few minutes drive away. Be perfectly placed for the future with no need for a vehicle when living here, you can walk everywhere.

The home features a functional open plan living dining area with adjoining kitchen, great cabinetry with pantry, electric appliances and lovely outlook from the large picture windows. The home has relatively new timber look vinyl flooring in the living areas for easy care and neutral tones have been used throughout.

The primary bedroom has a lovely bay window, carpeted, ceiling fan, 2 built in robes and an access door through to the second toilet and large laundry - this would be an easy conversion to an ensuite for a second bathroom.

Bedrooms 2 and 3 are of a good size, carpeted and one has a built-in robe, the other has a recess ready to install a closet/robe if required. The centrally located bathroom is three way, with vanity, separate toilet, shower and bath - all in neutral tones.

Double access gates allow entry to the side of the property where you could build a larger shed if required, it really is a blank canvas for a new owner to utilise this space however suits best.

Other Features include:

- Split System Air Conditioner
- Security Shutters on front windows
- Security screen door
- Solar - 11 panels
- Double linen store
- Electric appliances
- 2 toilets
- Double gate access to large side yard
- Plumbed rainwater tanks
- Secure yard and good fencing
- Single garage with electric roller door and internal access
- Off street parking for boat, caravan, motor home
- Double visitor car parks
- Low maintenance gardens
- Garden Shed

Very neat and tidy home, ready to move in with nothing to do but sit back and enjoy this quiet sanctuary with an abundance of bird life for company - contact Tania for more details 0407 970 916 .

Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Goolwa / Victor Harbor will not accept any responsibility should any details prove to be incomplete or incorrect. RLA298107