

18 Beach Road, Goolwa South, SA, 5214



House For Sale

Monday, 18 November 2024

18 Beach Road, Goolwa South, SA, 5214

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Ryan Bridges

0414379528

A Seamless Blend of Comfort, Style, & Convenience

This custom designed and built home in Goolwa South, is an outstanding property for the permanent resident and holiday maker alike. There is absolutely no doubting the position, being adjacent to the Encounter Bikeway, with beautiful coastal vistas, while being a very easy stroll to the recently upgraded Goolwa Beach. Here you will find a patrolled beach, with plenty of walking trails, 4WD access to the beach and Murray Mouth, as well as food and beverage options at the Goolwa Surf Life Saving Club and the award winning Kuti Shack. This is the ultimate in beach and coast lifestyle, with the water's edge, only 500-600m from your front door.

The home itself is immaculate, well designed and is a clever use of space, there is absolutely nothing missing here and the features will provide comfortable living, with a huge list of creature comforts and extras that make this property energy efficient. Sleek and stylish, with lots of off street parking, ample accommodation and the resort style backyard with inground pool and all weather entertaining. Words can't describe this one, it's a must see!

Features Include:

- BJ Leslie built home
- Front balcony with Ziptrack blinds and coastal views
- Adjacent reserve and Encounter bikeway
- Open plan living with beautiful floors and quality fixtures
- Ceiling fan and ducted RC AC
- Well appointed kitchen with excellent storage, DW, quality 900mm oven with 5 gas stove
- Large master with BIR's, fan and coastal views
- Immaculate ensuite with floor to ceiling tiling, double basin and shower with rain drop head
- Separate toilet and basin upstairs
- Rear balcony with external stairs, complimenting the internal stairs
- 2.75m carport clearance with easy internal access auto panel lift doors front and back
- 3 large guest bedrooms down stairs, all with fans and fitted out BIR's
- Under stair storage, as well as plenty of other storage options
- Family bathroom with bath and screenless shower, floor to ceiling tiles
- Lounge room with timber floors and views
- Small laundry / Kitchenette – great option when entertaining or for guests
- Lock up and leave yards. All well planned, drained and easy care
- Big laundry with ample storage. Handy access to outside clothes line
- Rear garage with concrete floor, lighting and good depth for car, boat, camper etc
- Resort style outdoor living
- 7.5 x 2.5m inground, freshwater pool with roof heating
- Pool infrastructure enclosed in utility room
- All weather outdoor entertainment area with TV points, lighting, and fan
- Pool bathroom (all in one) with floor to ceiling.
- Additional storeroom, sleep out, workshop with concrete floor and plenty of power outlets
- Substantial solar system with battery back up

Other features include: 5KW Solar Roof Panels, SMA 3-Phase solar inverter, Victron inverter for off grid supply, 24 batteries and charging system, 3 phase incoming power to house, evacuated tube solar hot water system, electric oven in workshop, Hebel construction to lower level with James Hardie Sycon cladding to upper floor, fully insulated walls and ceiling, 9 foot ceilings throughout, double glazed UPVC windows and doors, 4 station intercom, 4 station recorded security cameras, 9 TV points throughout

It's one of the best you will find with the perfect mixture of location and quality of build. The above list of features really shows how much care and effort has gone in to the build and design of this home. This is coastal living at its best, right on the door step of Goolwa Beach and only a little over 1 hour south of Adelaide. Call Ryan Bridges on 0414379528 to

discuss.