

**22 Kightley Road, Goolwa Beach, SA, 5214**



**House For Sale**

Monday, 18 November 2024

22 Kightley Road, Goolwa Beach, SA, 5214

**Bedrooms: 3**

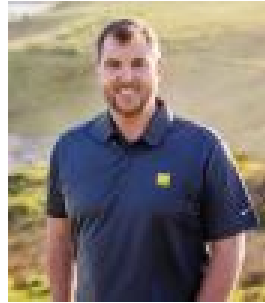
**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Nici Casey  
0885552626



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## Prime Beachside Location

A rare offering on the very sought after Kightley Road. Alongside the quieter side of gorgeous Goolwa Beach with a big expansive reserve opposite & the Fleurieu Bike Path close by that leads you all the way to Victor Harbor.

Genuinely a hop, skip & jump to the tracks of the beach where you can enjoy swimming, surfing and sandy summer days with the family.

Renovate or detonate but you won't want to miss this fantastic location!

The house itself is basic but lovable with everything you need to enjoy some weekend & holiday fun, or a great option to use until you can develop your own beachside dream home.

Open plan living, dining and kitchen, opening to the rear yard with undercover area for enjoying bbq's and get togethers with friends and family.

Kitchen with breakfast bar, electric oven and overhead cupboards.

Split System Reverse Cycle Air Conditioning. Ceiling Fans.

3 good sized bedrooms, 2 with ceiling fans and all with the sweet sound of waves crashing onto the shores of the beach.

Bathroom alongside laundry.

Great sized allotment of approx. 724sqm, fully fenced with a good sized shed in the rear yard with side gates for easy access and secure lock up of the vehicles.

- Built approx. 1986
- Open plan with kitchen, dining & living
- Front & rear verandahs
- 3 bedrooms
- SSRC Air Conditioning & ceiling fans
- Electric / solar hot water
- Septic system
- Fully fence allotment of approx. 724sqm
- Side gates to the rear 7m x 5m shed with concrete floor
- Council Rates approx. \$1,800 p/a

Less than a 5 minute walk to Goolwa Beach through the sand tracks. Enjoy the Surf Life Saving Club, Kuti Shak Café. The Mighty Murray Mouth. South Lakes Golf Club and the fabulous River. All this just over an hour back to the township of Adelaide.

22 Kightley Road, Goolwa Beach is calling you.

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 RLA 298107 will not accept any responsibility should any details prove to be incomplete or incorrect.