

**27 Sumner St, Goolwa, SA, 5214**

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

**House For Sale**

Thursday, 28 November 2024

27 Sumner St, Goolwa, SA, 5214

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Perfect Location & Lifestyle.

Enjoy your retirement or bring up your family in a charming home, equipped with everything you need to live a relaxed lifestyle.

Enjoy summer fun & family times in the in-ground saltwater swimming pool & feed the hordes with your own pizza oven under the huge pergola. Take a gentle stroll into the heart of Goolwa & enjoy the many activities, cafes, restaurants & markets. Let the kids take themselves to school - by bike or simply walking the short distance down the road.

Or...simply potter in the delightful gardens, bask in the peace & privacy of the secluded location & tinker to your hearts desire in the workshop around the back.

The perfect home & location for all.

- Inspections are by pre-arranged appointment only - please call or email to make a suitable time.

Set on a generous & beautifully landscaped 1100+sqm allotment, 27 Sumner Street is a quiet haven. A generous & attractive street façade offers excellent parking for vehicles under the double carport with auto roller doors & extensive parking on the paving in front.

Bull nose verandah shelters your front door entry into the home. Timber door with frosted sidelight opens into an attractive home. Tiled floors flow through the formal entrance & into the casual living spaces at the rear. At the front, a large room with double doors & pretty bay window is currently being used as a generous bedroom, equipped with an extensive built-in robe / storage cupboard. Originally designed as a formal living room, it is the perfect multi-purpose space for large families, work from home office space, or kids rumpus / tv room. Directly opposite & also accessed from the hall is the new formal living room. Bright & light with dual aspect glazing & patio doors opening onto the rear entertaining area. Modern soft timber flooring, quality drapes & R/C air conditioning for comfort.

Your master suite - accessed by a private hall - tucked in privately behind the large front room. Offering you a generous Walk-in robe, personal ensuite & a spacious bedroom - your very own tranquil space. Window views under the front verandah to the pretty front garden.

Step through the privacy door & into the core of the home.

A generous open plan area zoned to accommodate sitting area, dining room & kitchen. Rear window views across the lush lawns to the pool. Tiled floors are practical & neutral toned. A 2nd R/C air conditioner is situated in this space for extra comfort & there is facility for gas fire.

Country kitchen has large bay window overlooking the entertaining patio. Superb storage & workspace with neutral "shaker-style" cabinets both overhead & under bench & a good Walk-In pantry store. Gas hob with electric oven & dishwasher + a dedicated microwave store. Use the wide bench as a breakfast bar. Patio doors open to the entertaining area outside from the dining alcove. & the sitting area is set to the side, a cosy space for coffee catchups! A side corridor accesses the 2 remaining guest bedrooms, laundry & family 3-way bathroom.

Outside is amazing. Double carport opens to the gabled pergola providing a huge space for entertaining all manner of friends & family. Generously paved & sheltered by tall shady trees with your very own wood fired Pizza oven. PLUS - don't forget the magnificent family sized inground fibreglass salt-water swimming pool. Securely fenced with shelter, there is a heater to warm during the cool months. Equipped with pump & cover & crawling cleaner!

The 28 Solar Panels on your roof help to keep your living costs to a minimum & the aerobic septic system waters the lawns & gardens to keep them lush & green. There is a cosy kiddies playhouse & storage shed tucked into one side of the garden & to the rear is a fabulous workshop for the home handyperson - tinker to your hearts delight.

- This property is the perfect home for just about everyone in the perfect location, offering you the very best lifestyle!

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