

**7 Currency Creek Rd, Goolwa North, SA, 5214**

NEWTON  
&CO

**House For Sale**

Wednesday, 13 November 2024

7 Currency Creek Rd, Goolwa North, SA, 5214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## 150M TO THE COAST AND OWN PRIVATE JETTY

Change the shape of your days a mere skip to the water on the coastal tip of Currency Creek Road. Framed behind a row of low-lying pines and a picture perfect picket fence, this endearing weatherboard-style three-bedder offers a comfortable home base on an easy-care 449 sqm.

Come together in the open plan living, sparkling with natural light and contemporary finishes, from its stainless steel appliances to the feature island/breakfast bar and vast glass sliding doors. Beyond, the entertainer's deck sits under a ceiling fan and overlooks a private lawn wrapped within good neighbour fencing, and a great garage with dual access perfect for the toys.

Privacy and relaxation are key here, with a large verandah/deck, open plan living, and a front-facing sitting room ensuring there are so many spaces to recline and unwind. Warm and welcoming floating floors carry throughout the home, while ducted AC ensures year-round comfort. Three well-sized bedrooms are adorned with quality curtains and pendant lighting, with a central three-way bathroom including a bath and large vanity.

Positioned with views to Hindmarsh Island from your street, enjoy a friendly locale an easy cycle or walk to Goolwa's centre. A short drive to the coastal towns of Middleton and Port Elliot, this seaside winner offers lifestyle convenience and utter peace on the Goolwa North coastline.

### KEY FEATURES

- Charming coastal-inspired façade with covered verandah and picket fence
- Generous, light-filled open plan living with effortless flow to outdoors
- Spacious modern kitchen with gas cooktop,
- Covered deck/verandah overlooking lawns and firepit area
- Well-sized bedrooms with quality window furnishings
- Spacious three-way main bathroom with bathtub plus second toilet in large laundry
- Large shed/garage ideal for the weekend car and water toys with dual roller doors
- Effortless easy-care home that offers the best of rural and coastal living in one

### LOCATION

- No more than 150m to the water for everyday zen and lovely walks into town along Liverpool Road and the foreshore
- An easy bike ride to Cadell Street cafes and lunch spots including motherduck, Heritage Pies & Pastries, Saltwater Café and The Garden of Nang
- Just 3km to Woolworths and Foodland for your everyday shopping needs
- Join South Lakes Golf Club and explore the Middleton to Goolwa bike trails
- Embrace scenic drives through Currency Creek to stylish wining and dining destinations including Home of Plenty and Lost Phoenix Farm

- Travel the coast to neighbouring towns and celebrated dining destinations including Port Elliot's Flying Fish and Pipi Middleton

- Close to Goolwa Secondary College

#### SPECIFICATIONS

CT - 6113 | 528

LAND SIZE - 449 sqm

COUNCIL - Alexandrina

COUNCIL RATES - \$662.20 per quarter

EMERGENCY SERVICES LEVY - \$101.50

YEAR BUILT - 2017

#### PROPERTY FACILITIES

- Mains water / electricity connected
- Bottled gas
- Sarah Homes
- Ducted & zoned air conditioning
- Watering system for lawns
- Rain water tank
- NBN connection
- Smoke alarms
- Private Jetty on Liverpool road with locked gate, leased from council. Mooring fees \$375 per year

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.

Property Code: 250