

**105 Bates Road, Emu Bay, SA 5223**

**RESORTBROKERS®**

**Sold House**

Thursday, 22 February 2024

105 Bates Road, Emu Bay, SA 5223

**Bedrooms: 8**

**Bathrooms: 8**

**Area: 2 m2**

**Type: House**

## Contact agent

Resort Brokers together with local KI agency Century 21 are delighted to bring to market this circa 7.2-acre allotment with endless potential. Located only 18 km from the township of Kingscote, the largest town on Kangaroo Island and home to the island's only airport, making it the perfect base for tourists. Currently comprising of 8 bedrooms across 3 separate quarters: a manager's residence, 2 bedrooms, 1 bath, open-plan kitchen/lounge, office and cedar sauna. The main building consists of 4 single bedrooms each with allocated bathrooms, 1 queen bedroom with ensuite, 2 shared living areas, a kitchen, and a large undercover decked area perfect for outdoor entertaining that would also lend itself to being used as an outdoor kitchen. The bungalow/lean-to has an open plan lounge/ kitchenette, 1 bedroom, 1 bathroom and outdoor deck. The possibilities are endless, whether you want to run it as short-term holiday accommodation, an up-market backpackers or buy it with some friends to own your own holiday retreat on Kangaroo Island. With a major rental shortage crisis on the island, businesses and government departments are finding it difficult to recruit staff. The current accommodation configuration could be used as long-term rentals to help fill that gap. For investors with a broader vision, there is current development planning consent, with conditions, granted on 3 July 2023 for an additional nine cabins, consisting of six one-bedroom and three two-bedroom cabins, and a smaller scale conference/training space and upgrade of the main building. Additional revenue could also be driven by packaged offerings including meals, beverages, and local island experiences. The venue could also be utilised for small conferences, corporate training and team-building activities. Opportunities may exist to access grant funding for regional training, education and accommodation/tourism contributions. This could well be the sea change you have been looking for. The possibilities offered by this asset in one of South Australia's most famed locations is a unique opportunity and is not likely to last long. For local knowledge of the Emu Bay area and other questions regarding Kangaroo Island, contact resident conjunction agent Michael Barrett at Century 21 on Kangaroo Island 0427 727 333' - Circa 7.2 acre allotment- Incredible sweeping ocean views - Less than 20km from Kingscote Airport - Current development planning consent for 9 compact accommodation pods, plans available upon request- Opportunity to generate rental income- Offering presents purchasers with a range of opportunities- Fully furnished WIWO- Sheds for onsite storage- Current owner looking to rent back for a period of 6 months- Inspections by appointment only