

**171 Brownlow Road, Brownlow Ki, SA 5223**



**House For Sale**

Wednesday, 15 May 2024

171 Brownlow Road, Brownlow Ki, SA 5223

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 5471 m2**

**Type: House**



Michael Barrett



Lili Barrett

0459393514

## Best Offers By 12 Noon 21st June 2024 (USP)

Experience the pinnacle of coastal living in this meticulously crafted 3-bedroom, 2-bathroom home, strategically positioned just 2.4 kilometres from Kingscote's main street. Situated on a sprawling 5471m<sup>2</sup> parcel with direct frontage to the coastal reserve and beach, this property offers a lifestyle of tranquillity and relaxation. Embrace a lifestyle of adventure with the ocean at your doorstep—fish, boat, kayak, or sail at your leisure. Immerse yourself in the beauty of the natural recreational area, providing a serene escape from the hustle and bustle—a true recreational paradise! The thoughtfully designed floorplan features 3 'wings' providing division between the 2 living areas and separation of the bedrooms. This layout allows for efficient warming and cooling, offering privacy between different sections of the home. Slow combustion fires balance warmth in the cooler months, providing flexibility to heat specific areas as needed. Large windows bathe the interior in natural light, while a neutral colour palette offers a versatile canvas for your personal touch. The main kitchen, located in the eastern wing, adjoins the dining and open-plan lounge area. External seaside decking provides an intimate setting to dine with wildlife and enjoy ocean vistas. The existing double lock-up garage currently offers vehicle storage and could potentially be converted to additional bedrooms, a studio, or a rumpus room with council consent. Beautifully established gardens surround the property, with a private lawned area leading directly onto the beach. No immediate neighbours to the south due to council road reserve and recreational reserve. Conventional mains water and power connections are in place, supplemented by a solar system contributing to sustainable living. Strategically positioned, the property connects to both Kingscote and Brownlow via a recently constructed coastal walking trail, providing a vehicle-free connection to town. Dual access to Brownlow Road and ample space for a large garage on the southern side enhance convenience. This seaside sanctuary is more than just a home; it's an invitation to live surrounded by natural beauty and coastal charm. Don't miss the opportunity to make this coastal gem yours! Contact Michael Barrett 0427 727 333 at Century 21 on Kangaroo Island today to schedule a private viewing. Agents in Conjunction with Elders Real Estate Kingscote - Colin Hopkins 0408 393 991, Julia Smith 0427 605 059, RLA 62833 FLOOR PLAN COMING SOON Buyers note - Subject to final council consents, deposit of the plan and title issue. Price Guide \$1.55 million For Sale - Best Offer by 12 noon 21st June 2024, Unless Sold Prior (USP) For open inspection times, visit the website or contact the selling agents.