

**22 Brownlow Road, Kingscote, SA 5223**



**House For Sale**

Thursday, 25 April 2024

22 Brownlow Road, Kingscote, SA 5223

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1013 m2**

**Type: House**



Michael Barrett



Lili Barrett

0459393514

**\$750,000**

Welcome to 22 Brownlow Road, Kingscote, where seaside living is at its finest, blending uninterrupted ocean views with intimate coastal access. Nestled along the picturesque seafront, this enchanting property boasts a comfortable design of open plan living, allowing the mesmerizing capture of the ocean views from the kitchen, dine or lounge spaces. You can be forgiven for letting your mind drift, drawn to that special feeling that only the ocean can provide and views that stretch as far as the eye can see. The internal living area is linked with ease to the expansive outdoor decking, partly covered for all weather protection and a fabulous space for outdoor entertaining when the weather is just perfect! The soothing sounds of the waves provide the perfect backdrop for relaxation or entertaining guests. Whether you're enjoying a morning coffee watching the sunrise or hosting a sunset gathering with loved ones, 22 Brownlow Road promises an idyllic coastal lifestyle you'll cherish for years to come. Offering three spacious bedrooms, 2 with built in robes, the master and second bedroom also with immediate outdoor decking access. Slow combustion heating keeps the winter chills at bay and adds to the coziness and comfortable feel. The home is ideal for families looking for that seaside haven, a tranquil getaway from the frantic city pace. There is one bathroom however plenty of scope to make alterations to add a second bathroom. The rear utility space provides a terrific area for linen storage or keeping your personal items out of sight when holiday letting. Externally, there is a garage of approximately 7m x 4m and 2 water tanks. The rear yard can be remodeled to increase the grassed play area, perhaps raised garden beds or fenced to keep pets secure. The flexibility to reside permanently, holiday or let or invest by placing a permanent tenant and hold for your personal future use are all luxury choices of the astute buyer. Overlooking the coastal reserve, the yacht club beach is only a few minutes walk away, accessible by a coastal walking trail that can lead to north to Kingscote town centre or south towards Brownlow. With health and wellness being a large focus of the modern mindset, 22 Brownlow Road will offer daily reset of the important things in life! Now is the time to embrace the change, reward your self and make the sea change. Inspection is welcome, contact Century 21 on Kangaroo Island resident selling agents Michael Barrett 0427 727 333 or Lili Barrett 0459 393 514 to arrange a viewing.