

220 Island Beach Road, Island Beach, SA 5222



Sold House

Saturday, 24 February 2024

220 Island Beach Road, Island Beach, SA 5222

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2487 m2

Type: House



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\$549,500

Situated at 220 Island Beach Road, this 4-bedroom, 2-bathroom residence offers a blend of comfort, style, and natural beauty within the tranquil landscapes of Island Beach. Built circa 2010, this property presents a contemporary retreat boasting modern aesthetics and spacious living, harmonising effortlessly with its surroundings. The expansive 2487m² land parcel provides ample space for privacy and outdoor enjoyment, allowing residents and holiday guests to fully immerse themselves in the island lifestyle. Upon entry, be captivated by the seamless flow of the open-plan living spaces, designed to enhance both relaxation and entertaining. The well-appointed kitchen features sleek cabinetry, appliances, and ample counter space, catering to the culinary enthusiast. The residence comprises four generously sized bedrooms, offering comfort and privacy for all occupants. The master suite serves as a serene haven, complete with an ensuite bathroom and walk-in robe. Step outside and be welcomed by the north facing outdoor decking, ideal for alfresco dining, lounging, or simply soaking up the island ambiance. Whether enjoying a morning coffee being entertained by the local Kangaroos, or hosting gatherings with friends and family, the outdoor spaces offer endless opportunities for enjoyment and relaxation. Additional features of this property include reverse cycle heating and cooling for year-round comfort, ample parking space for large vehicles such as boats and tractors, all within close proximity to Island Beach amenities, including pristine beaches, walking trails, and recreational facilities. There is ample room on the allotment for constructing a large garage for permanent boat or jet ski storage. Enjoy excellent holiday rental income, with over \$40,000 per annum achieved at 60% occupancy in both 2022 and 2023. **Location Highlights:** - Island Beach: Just steps away from the pristine sands and crystal-clear waters, offering endless opportunities for swimming, snorkeling, and beachcombing. - Nature Trails: Explore the island's natural beauty with nearby walking trails, perfect for leisurely strolls or birdwatching. - Local Amenities: Conveniently located close to shops, cafes, and amenities for all your daily needs, Penneshaw township is only 15 minutes away! - Island Lifestyle: Enjoy the laid-back pace of island living, where every day feels like a vacation. - Mains Water Installation - Island Beach is to benefit from the new mains water line, with meter locations marked and digging commenced! See the recent photos attached of the water pipe being installed. Photos taken 5th March 2024. Kangaroo Island has long been regarded as an idyllic lifestyle location, harmoniously blending nature, conservation, management of natural resources with a casual and safe living environment. Supporting these industries, exciting ventures to note, a \$52 million dollar injection by the State Government into reinstatement of National Parks Infrastructure, a major upgrade by SA Water of \$33 million to the Islands water network, proposed private works of an International Golf Course (only 6kms from Island Beach & works have commenced), recent Gin distillery expansion and various other projects. These improvements will be in addition to the already completed \$18 million dollar Kingscote Airport upgrade. Sealink has commissioned 2 new ferries, currently under construction and works are soon to commence on the ports upgrades at Penneshaw and Cape Jervis. Exciting things are happening right now on Kangaroo Island! Built in 2010 and refreshed in 2024, don't miss this opportunity to own your slice of paradise on Island Beach. Whether you're seeking a holiday getaway, a permanent residence, or an investment opportunity, 220 Island Beach Road offers the perfect blend of comfort, style, and natural beauty. Arrange a viewing by contacting Century 21 on Kangaroo Island selling agents Michael Barrett at 0427 727 333 or Lili Barrett 0459 393 514 anytime. Agents in conjunction with Ouwens Casserly Real Estate - Alex Ouwens 0438 422 975