

**9 Flinders Road, Vivonne Bay, SA 5223**



**House For Sale**

Tuesday, 5 December 2023

9 Flinders Road, Vivonne Bay, SA 5223

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 697 m2**

**Type: House**



Michael Barrett



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**\$480,000 to \$520,000**

Welcome to 9 Flinders Road, Vivonne Bay, a charming 2-bedroom, 1-bathroom home nestled on approximately 697m<sup>2</sup> of picturesque land. This delightful residence, built circa 2008, offers a perfect blend of comfort and quirky in one of Vivonne Bay's most sought-after locations. As you step inside, you'll immediately appreciate the warm and inviting ambiance of this home. The interior features a well-designed layout, maximising the available space and creating a calm atmosphere. The two bedrooms provide comfortable retreats, each thoughtfully appointed to offer a restful haven after a day of exploring. The bathroom is elegantly appointed and offers modern amenities, ensuring both functionality and style. The heart of this home lies in its open living area, where natural light floods in through large windows, creating a light and bright space. The property's allure extends beyond the interior; overlooking the lush trees, providing a tranquil and private setting that lets you enjoy the beauty of nature right from your own backyard. The property offers an idyllic coastal lifestyle, with its prime location just minutes away from both the beach and the river. Whether you're in the mood for a leisurely stroll along the sandy shores or an adventurous day on the water, this home is perfectly positioned to enjoy the best of Vivonne Bay's natural wonders.

**Property Features:**

- Modern kitchen equipped with a convenient dishwasher and a gas cooktop, making cooking and cleaning a hassle-free experience
- Enjoy year-round comfort with the presence of a reverse cycle air-conditioning system, ensuring a pleasant atmosphere in every season
- Bedrooms are fitted with built-in robes, providing storage space while enhancing the overall organisation and aesthetics of the rooms
- Includes a separate toilet, providing added convenience for residents and guests
- Added luxury of an outdoor shower, perfect for rinsing off after a day at the beach
- Sustainable design: Utilises natural air flows and strategically positioned to minimise energy requirements while maximising scenic views
- Expansive entertaining deck: Offers elevated bush views and multiple layers of natural surroundings for a unique experience
- Water storage: Equipped with two 22,000L tanks to efficiently manage water resources
- Eco-friendly wastewater system: Features a biocycle wastewater system for environmentally conscious waste management
- Modern bathroom: Includes a spacious walk-in shower for convenience and luxury
- Concealed laundry: Integrates a full laundry area seamlessly into the design for a streamlined appearance
- Single-level layout: Designed with accessibility in mind, the property has no stairs, providing ease of movement
- Tropical ambiance: Boasts a 'tropical feel' with woven bamboo ceilings, exposed beams, high ceilings, and ceiling fans for a comfortable living environment
- Proximity to the ocean: Benefits from refreshing ocean breezes and allows residents to hear the soothing sound of the ocean
- Convenient beach access: Just a 5-minute walk (400m) to the beach, providing easy and quick access to the shore
- High rental potential: Known as a popular rental property, it offers high returns for investors. Additionally, the convenience of a short drive (approx. 1km) to the Vivonne Bay General Store ensures that your daily necessities are always within reach.

Inspection by appointment. To arrange, please contact Kangaroo Island resident selling agents, Michael Barrett on 0427 727 333 or Lili Barrett on 0459 393 514.