

17 Beach Cres, Baudin Beach, SA 5222**\$450,000**House 3  1  1 **Entry Level Home suited to First home buyers!**

Century 21 Kangaroo Island presents an enticing opportunity to own an affordable entry-level home in the serene township of Baudin Beach.

Nestled on a slightly elevated 1025m² allotment in Beach Crescent, this property captures distant sea glimpses, offering an idyllic coastal lifestyle.

Open for Inspection

By Appointment.

The residence features a functional and compact layout with three comfortable bedrooms, integrated with an open-plan living, dining, and kitchen area. Perfect for entertaining or simply soaking in the tranquil ambiance, a full-length deck on the 'sea side' of the property provides a welcoming space for outdoor activities, such as family BBQs.

The backyard has a small green lawn, mature trees, and established gardens, enclosed within a fully secure yard ideal for children and pets to play safely.

Key features include:

- Reverse cycle split system air conditioning for year-round comfort
- Electric hot water service
- Three poly water tanks connected to the house, powered by a pressure pump located in the shed
- Mains water meter installed
- A single garage with power and ample space for one vehicle or small boat. A second small garden shed can house the garden tools.
- Currently tenanted at \$320 per week, providing a return until June 2026
- Just a 500-meter stroll to the beach boardwalk
- 10 minute drive to the services and amenities of Penneshaw
- Easy access to local facilities including a boat launch, BBQ shelter, and basketball court

For those seeking an investment opportunity or wishing to expand, the adjoining allotment at 15 Beach Crescent, Baudin Beach, is also available for purchase separately at \$150,000. Don't miss this chance to secure an affordable home or investment property with the potential for long-term gains in one of South Australia's charming coastal communities.

Arrange a viewing by contacting Century 21 Kangaroo Island selling agents Michael Barrett 0427 272 333 or Marnie Clifford 0486 312 375

Listed By

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