

29 Esp, Kingscote, SA 5223**Sold - \$640,000**House 3  1 

Character Seafront Cottage, Circa 1956

Century 21 on Kangaroo Island offers this unique and charming character cottage ,circa 1956, sited on the Esplanade in Kingscote.

Open for Inspection

By Appointment.

Offering an exceptional seafront position, sited within 150 metres from the water front, the property captures east facing ocean views over the bay toward Penneshaw and the mainland.

Inspection of the property will highlight the charm and quaintness of the home, high ceilings, rustic timber floor boards and timber frame windows, both internal and external. There are 3 bedrooms of various sizes and semi open kitchen/living/dining. Slow combustion heating warms the home in the cooler months.

Externally, the gardens are established and several mature shrubs provide privacy whilst sitting on the front decking taking in the ocean views. To the rear, a poly water tank sits above the wood store and a small garden shed can keep the garden tools and lawn mower out of the weather.

The corner allotment provides dual access and an excellent opportunity for land division, with overall dimensions approximately 1058m in total area with approximately 33 metres of road frontage (subject to council consents)

With the Kingscote Jetty recently upgraded, a 700 metre walk will see the tourists fishing or walking home from a night out at the Ozone Aurora hotel, it is all within easy reach!

Whilst the home is older in style, there are several options, live in as is, holiday or permanent rental, renovate, or remove and replace with a more modern, new build!

A copy of the Kangaroo Island Council Search is available on request

Offered for sale, Best Offers by 12 noon 4th September 2023, Unless Sold Prior. Price guide \$650,000 to \$675,000.

Inspection is welcome, contact resident selling agents at Century 21 on Kangaroo Island Michael Barrett 0427 727 333 or Lili Barrett 0459 393 514 to arrange a viewing.

Listed By

The Office

Phone: (08) 8553 2688

The Office

Phone: (08) 8553 2688

