

10 Cygnet Street, Island Beach, SA, 5222

House For Sale

Wednesday, 18 December 2024



10 Cygnet Street, Island Beach, SA, 5222

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Type: House



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Imposing Coastal Lifestyle Retreat

Perched atop a dune ridge with expansive views across Eastern Cove towards American River, this meticulously built and maintained property has been built to maximise the enjoyment of the stunning local coastal environment within which it is located.

Teeming with local wildlife, you'll enjoy regular visits from the friendly local Kangaroo Island kangaroos and wallabies and also witness many finches and wrens darting amongst the shrubs.

Constructed in 2010 by Yard Brothers (to their usual impeccable standards), this exceptionally spacious home was built with family, entertaining and the island lifestyle forefront of mind and it is certainly evident at every turn.

The home is elevated not only to encapsulate the incredible views but also to afford a secure three bay garage under the home large enough for housing vehicles, a boat and all of your beach toys.

The open concept living kitchen and dining area is an entertainers dream, with plenty of storage, a large oven range, dishwasher and an enormous island bench perfect for hosting lunch or dinner parties. Stunning oak flooring throughout the living areas and bedrooms providing a lovely light and yet warm natural ambience.

The large sliding doors opening out onto decks both at the front and the rear of the home to enable choice of dining locations whichever the direction of the weather or whatever your mood dictates. Enjoy sunrise out the front and sunset out the back!

The living room has split system air-conditioning and a wood combustion fire for the chillier winter nights.

The master suite has a large ensuite with walk in shower and built in robes with access to the front deck.

There are an additional four bedrooms taking the total to five, all of which have ceiling fans and views to either the front or the rear of the property. Mindful of the additional guests there is a particularly spacious bathroom with dual basins, toilet and walk in shower and adjacent to this an additional guest washroom and toilet for added convenience.

We love the wood fired pizza oven at the rear of the home together with firepit for drinks around the fire when the cooler weather permits. There's a children's cubby house and additional studio/shed adjacent the main residence that will no doubt come in handy.

Whether you choose to keep the home for yourself or make the most of the local holiday rental demand this is home will tick so many boxes. International tourists just adore Island Beach!

The majority of the furnishings are also available via negotiation so really there's little left to do but pack your bags!

Situated just 20 minutes from the Sealink ferry terminal there are no long drives ahead of you after disembarking. You can collect all of your supplies in Penneshaw from the well stocked IGA supermarket. Launching your boat is possible straight off the beach here. You can literally be on the water chasing those King George Whiting within an hour of docking! Sounds pretty good to us!

Please note the adjacent allotment is also currently for sale. We are happy to provide additional details upon request.

Please reach out - we welcome your enquiry.

SPECIFICATIONS:

CT: 5626/707

Zoning: Rural Shack Settlement
Council Rates (24/25 Fin Yr) \$2,464.98 p.a.
Emergency Services Levy \$155.15 p.a.
SA Water: \$TBC Not Connected

Disclaimer:

Whilst all information has been obtained from sources we believe to be accurate, it cannot be relied upon and we accept no liability for any errors or omissions (including but not limited to a property's land size, building size floor plans, building age and condition). All interested parties should seek and obtain independent advice.

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