

**13 Bimberta Avenue, American River, SA, 5221**



**House For Sale**

Wednesday, 18 December 2024

**13 Bimberta Avenue, American River, SA, 5221**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Michael Barrett

## **Comfortable & Cosy Beachside Shack**

Nestled in the village of the fishing shack community in American River, near to the foreshore and boat ramp, sits this comfortable and cosy home. Perfect as a weekender to getaway from the mainland hustle and enjoy a quiet moment, by yourself or with family, this 'shack' on Bimberta Avenue is the ideal place to call home while on KI.

Providing 2 bedrooms, currently configured to sleep 4 people, with scope for the larger second bedroom to house bunk beds and increase the sleeping capacity. The kitchen and lounge areas are compact, older in style but functional and add to the character and create a 'cottage feel'.

Externally, there is a large garage, running 9 metres in length enabling boats up to approx 7 metres in length. Additionally there is a fish cleaning shelter, 3 water tanks, garden shed and carport.

Included in the sale is an older style caravan, well protected in the garage, that will remain at the property.

Recently there has been the installation of a new water meter of which is not yet plumbed into the house. Connection to the sewer system has been completed. A near new reverse cycle makes for all round season comfort.

The property is well located, nestled at the end of Bimberta Avenue, adjacent the reserve and within an easy walk of the recreational grounds on the foreshore and the boat ramp & wharf.

Inspection is welcome, contact resident Century 21 on Kangaroo Island selling agent Michael Barrett 0427 727 333.