

**48 The Esplanade, Baudin Beach, SA, 5222**

**CENTURY 21**

**House For Sale**

Tuesday, 31 December 2024

48 The Esplanade, Baudin Beach, SA, 5222

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Michael Barrett

## Charming Coastal Escape at 48 The Esplanade, Baudin Beach

Century 21 on Kangaroo Island welcomes you to 48 The Esplanade, Baudin Beach.

This charming coastal retreat primely sited on the foreshore, offers a serene Kangaroo Island lifestyle, perfect for families or those seeking a peaceful getaway. The uninterrupted ocean views are exceptional and it is clear to see why there is no substitute for seafront!

Featuring open plan living, four bedrooms, master bedroom with ensuite, plus a well-appointed combined main bathroom/ laundry, ensuring comfort and convenience for all.

The main living area is bathed in natural light and has a spacious feel with high raked ceilings, creating a welcoming atmosphere for both relaxation and entertaining. The ocean views are unmissable from the lounge and dining area, and there is an easy flow onto the seaside decking.

Central to the living area and the rear outdoor pergola, is the modern kitchen, equipped with all you need to enjoy a Kangaroo Island beach side lifestyle!

Built circa 1993 and set on a generous 900m<sup>2</sup> allotment, the home provides plenty of outdoor space for gardening, recreation, or potential future expansion. With ample parking space, and a large 18m x 6m garage with concrete floor and power, there's room for boat, vehicle & beach toy security.

Other property and location features;

- slow combustion wood heater
- 3 water tanks & new mains water meter/connection
- solar panels inputting to the grid
- 'set down' of one bay within garage to accommodate taller boats
- Launch a boat form the boat ramp just 300 metres away
- Access the beach from one of the 3 boardwalks
- lets the kids room free at the basketball court and parkland shelter
- just a 10 minute drive from the ferry dock at Penneshaw

Located in the tranquil community of Baudin Beach, this property offers easy access to stunning beaches, excellent fishing spots, and scenic walking trails, embodying the relaxed coastal lifestyle.

Whether you're looking for a permanent residence, holiday home, or investment opportunity, 48 The Esplanade provides a unique chance to own a piece of paradise on Kangaroo Island.

Inspection this holiday season is welcome! Contact Century 21 Kangaroo Island resident selling agent Michael Barrett on 0427 727 333 to arrange a private inspection today!