

**51 Nepean Drive, Island Beach, SA, 5222**



**House For Sale**

Sunday, 3 November 2024

51 Nepean Drive, Island Beach, SA, 5222

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Michael Barrett

## 'Saltiere' - Luxurious Beachfront Property

Introducing 'Saltiere', a luxurious beachfront property set on Kangaroo Island, celebrated globally for its stunning natural beauty. Located at the prestigious Island Beach, 'Saltiere' offers a dream beach side lifestyle in a location renowned for its pristine white sands and electric blue waters that create a truly captivating, soul-enriching seascape.

This magnificent beach house has been meticulously designed to capture the breathtaking water views from all primary living and bedroom spaces. Neutral tones enhance the natural landscape, and the north-facing, full-length windows invite in the ever-changing moods of the sea.

The open-plan design seamlessly integrates the stylish kitchen, dining, and lounge areas, perfect for casual or refined beachside decor. High ceilings contribute to the spacious feel across both levels, with hardwood timber floors adding elegance throughout the main living area. Each of the three bedrooms is generously sized, with the master suite featuring built-in robes and an ensuite. Downstairs, a versatile studio or utility room serves well as a play space for younger children, or as a creative retreat, complimented by a 4th bedroom.

Notable features include:

- Expansive front deck overlooking Island Beach
- Efficient slow-combustion wood fire to heat the entire home
- Surround sound speaker system throughout most rooms
- Four 6,000-gallon water tanks (108,000 litres)
- Spacious 9 x 9.5-metre lock-up garage with concrete floor & power, accommodating large boats with a 3m door height
- Wildlife-proof vegetable garden
- Over 2,000m<sup>2</sup> of land, landscaped for easy maintenance
- Mains water is now available for connection

Constructed in 2007 by acclaimed pole-frame builder Rudi Seljan, 'Saltiere' has been exceptionally well-maintained, providing an enviable coastal lifestyle.

For Sale by Expression of Interest, Closing 12 Noon December 6th 2024.

Available for immediate settlement, the perfect opportunity to enjoy Christmas Day and the summer holidays in your own beach house!

For OPEN INSPECTION TIMES, additional information, including price guide, or to schedule a private viewing, please contact Century 21 on Kangaroo Island local selling agent, Michael Barrett on 0427 727 333 anytime.

Agents Comments;

Kangaroo Island has long been regarded as an idyllic lifestyle location, harmoniously blending nature, conservation, management of natural resources with a casual and safe living environment. Supporting these industries, exciting ventures to note, a \$52 million dollar injection by the State Government into reinstatement of National Parks Infrastructure, a major upgrade by SA Water of \$33 million to the Islands water network, construction well underway of an International Golf Course, recent Gin distillery expansion and the game changer in 2 new Sealink ferries due to start service in 2025. These improvements are in addition to the already completed \$18 million dollar Kingscote Airport upgrade. Now is a brilliant time to invest!