

**900 Min Oil Road, Nepean Bay, SA, 5223**

**CENTURY 21**

**House For Sale**

Wednesday, 13 November 2024

900 Min Oil Road, Nepean Bay, SA, 5223

**Bedrooms: 7**

**Bathrooms: 2**

**Parkings: 8**

**Type: House**



Michael Barrett

## Exquisite Coastal Retreat on 250 Acres

Set on 250 acres of breathtaking coastal land, this prestigious property seamlessly merges the gentle slopes of pastoral farmland with the expansive seascape beyond.

In this exclusive location, a modern, architecturally designed home takes full advantage of its unique surroundings. Large, north-facing windows frame stunning 180-degree ocean views, inviting natural light into the open-plan living spaces and blending neutral tones with the ever-changing sea. The spacious interior combines a stylish kitchen, dining area, and lounge that can be adapted for either casual or elegant beachside furnishings. Three generously sized bedrooms include a master suite with built-in robes and an en-suite.

Near by the main home, a second residence with four bedrooms adds versatility, serving well as a manager's quarters or additional rental opportunity. Other farm improvements include sheds for shearing, vehicle and equipment storage, as well as multiple dams. The broader acreage supports an active farming operation with grazing sheep.

Located in the scenic Nepean Bay area, this property also offers private beach access, ideal for fishing or boating right from the shore. The potential to develop a boutique holiday destination adds further allure, providing an opportunity for a lucrative holiday letting business or an enviable permanent residence.

The Kangaroo Island Council Development plan designates the land across two zones: Primary Production and Coastal Conservation of which support tourism development. This property also holds a previously approved plan for an eco-tourism development, granted by both the South Australian State Government and Kangaroo Island Council, which includes diverse accommodation options and supporting infrastructure.

Kangaroo Island is celebrated for its pristine environment and balanced approach to conservation, offering a relaxed and safe lifestyle. This is further supported by substantial recent and upcoming investments in local infrastructure, including a \$52 million upgrade to National Parks, \$33 million for water infrastructure, a new international golf course, an expanding gin distillery, and two new Sealink ferries starting service in 2025. Additionally, the Kingscote Airport recently completed an \$18 million upgrade.

This is truly a stunning property, ready for those looking to invest in an unmatched lifestyle.

For a private viewing, contact local agent Michael Barrett at Century 21 on Kangaroo Island at 0427 727 333.