



Lot 20 North Coast Road, STOKES BAY, SA 5223

Stokes Bay Stunner - Kangaroo Island

20.07 hectares, 49.59 acres

A sustainable lifestyle awaits.

49.59 acres (approx.) located on the highly sought after North Coast of Kangaroo Island, with the world-renowned Stokes Bay beach just down the road. Mesmerising sunrises and sunsets, birds singing, native fauna and the fresh sea air to enjoy daily.

Everything on your wish list is here. Starting with an immaculate, bespoke custom-built home of exceptional quality. Boasting a high standard of fixture and finish, including travertine floors on the ground floor, entertainer's kitchen, modern open living space, luxurious bathroom, huge entertaining spaces, spectacular elevated sea views inside and out.

Expansive shedding and 100,000ltrs of inter-plumbed rainwater storage to the house. Free standing solar aeration system in house dam which aids in circulation of water for the marron and rainbow trout in dam. This well-manicured property has undergone a 5-year planting program with 2500 natives planted.

TYPE: For Sale

INTERNET ID: 300P183538

SALE DETAILS

**\$1,500,000 to
\$1,600,000**

CONTACT DETAILS

**Elders Real Estate
Kangaroo Island**
12 Telegraph Road
KINGSCOTE, SA
08 8551 4108
RLA: 62833

Julia Smith
0427 605 059

Offering a the very best of both worlds. A private retreat to reside and reset or a unique home-based business opportunity with 600 established fully irrigated Rosemary bushes ready for secondary harvest of essential oils. The "Studio Shack" offers a myriad alternative uses. Not at least a creative art/sculpture space, oils and botanicals production area or tourist accommodation (stpc).

Exceptional established infrastructure including:

- 20,000 sqm graded and contoured water catchment 1:100m fall to drought proof property only needing 200mm annual rainfall for maximum capacity. 466mm annual rainfall average.
- Subsurface pipe works throughout property to transfer water from each of the 5 dams and tanks via solar pumps.
- 2 x 80,000 litre per day solar pumps. One of which services the top landscape plot to circulate water from home dam to waterfall. through a man-made wetlands.
- Fully enclosed market garden including raised beds and green houses with plumbed irrigation points and vermin proof Colourbond fencing.
- 1 acre cleared patch of land ready for horse arena, helicopter pad or further expansion of the market garden
- New fencing and internal gates throughout for those who would run a few head of stock.

We look forward to showing you around this truly stunning property soon.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

- Land Area 20.07 hectares
- Bedrooms: 4
- Bathrooms: 1

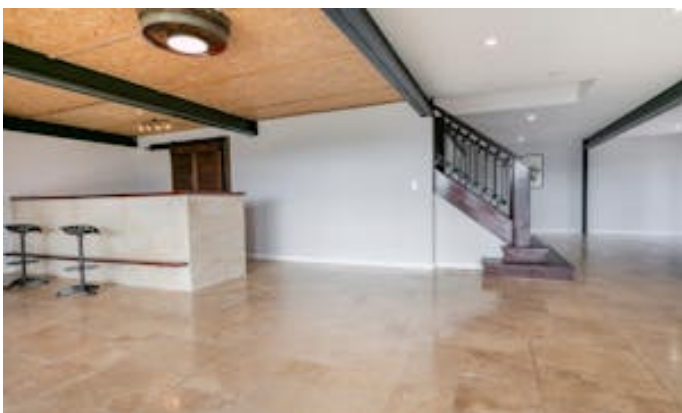
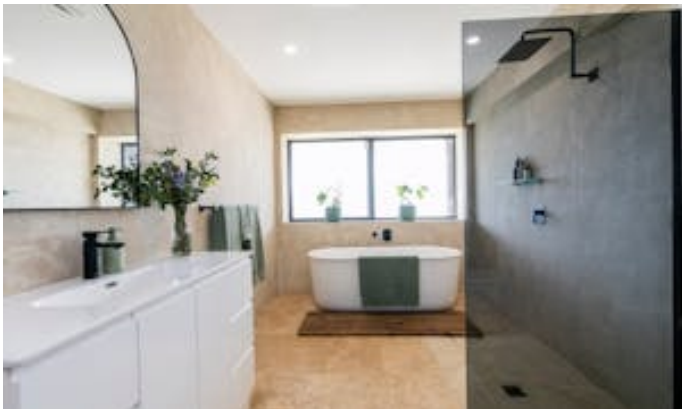
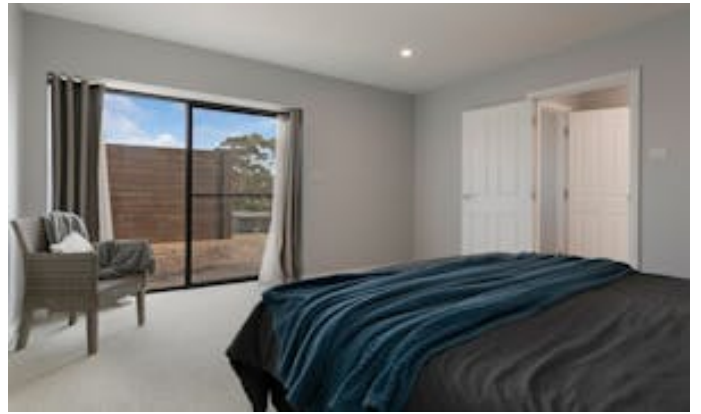


HOMESTEAD

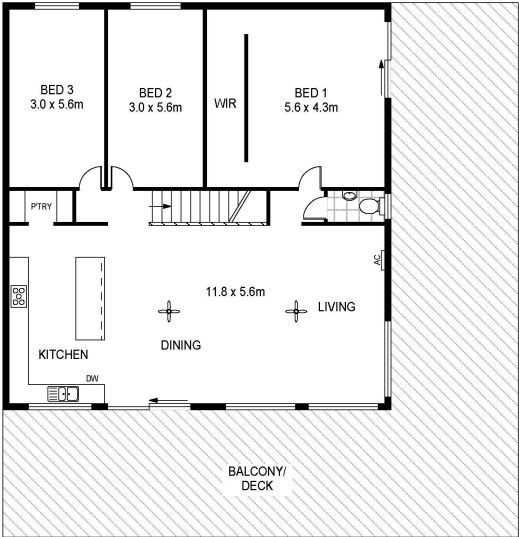
Bedrooms	4
Bathrooms	1



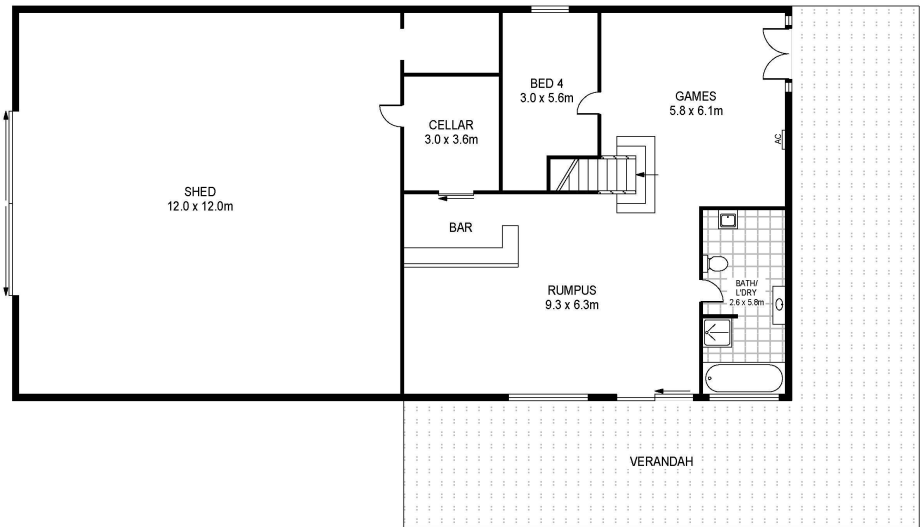








UPPER LEVEL



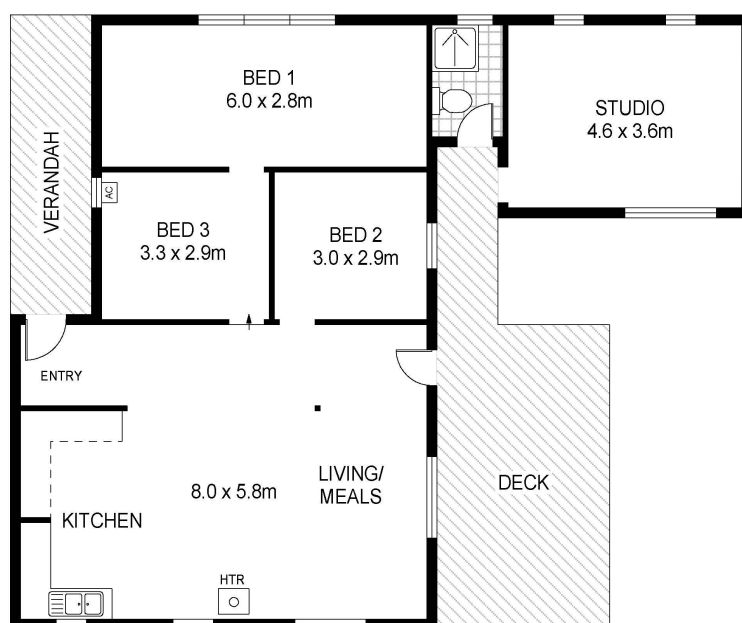
LOWER LEVEL



Scale in metres indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 302m²
SHED : 144m²

“Residence” Lot 20 North Coast Road, Stokes Bay



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INT : 116m²

"Cottage" Lot 20 North Coast Road, Stokes Bay