



## 16 Flinders Grove, ISLAND BEACH, SA 5222

ABSOLUTE BEACH FRONTRAGE, A VERY RARE INVESTMENT OPPORTUNITY!

For sale on an EOI basis, COB Thursday 12th March

Open for inspection

Friday 20th Feb 12 noon -12.45pm

Sunday 22nd Feb 12 noon -12.45pm

- 5 bedroom, 2 bathroom, well established home in exclusive cul de sac.
- Massive open space living area/kitchen leading to the deck overlooking the beach and Eastern Cove.
- Imported Italian sandstone open fireplace, caeser-stone kitchen benchtops
- Northerly aspect, capturing the winter warmth
- 180 degree views from the deck
- Mains power and water, supplemented by solar panels, and 70,000 litres rain water

**TYPE:** For Sale

**INTERNET ID:** 300P192030

### SALE DETAILS

Expressions Of Interest  
COB Thursday 12th  
March

### CONTACT DETAILS

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

**Colin Hopkins**  
0408 393 991

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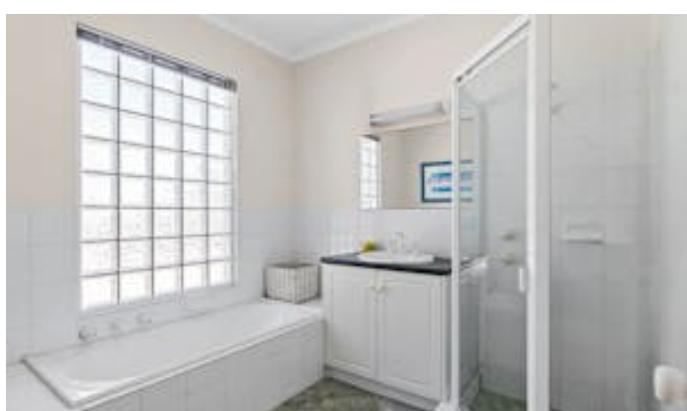
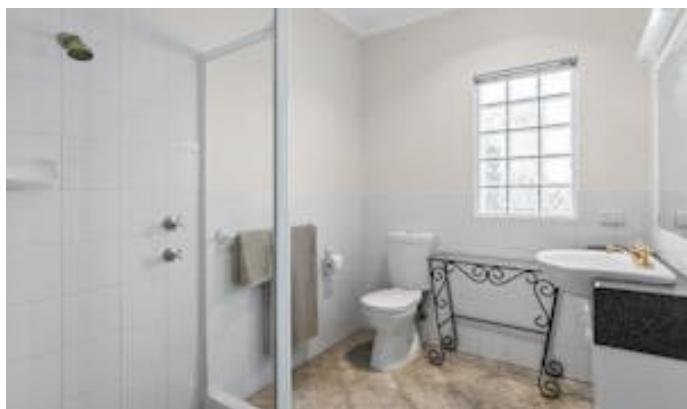
- 1500 sq metre allotment, 30 metre frontage
- Fully paved main driveway, rear courtyard.
- Outside shower, (hot and cold)
- 9 x 8metre colourbond shed, powered, concrete floor, sliding door access, 3.4m high, located on separate driveway, 400 metres from the beach launch access
- Being offered largely walk in, walk out
- Fully compliant deepwater mooring out in front on the blue line

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

Other features: Beach Front, Water Front

- Bedrooms: 5
- Bathrooms: 2



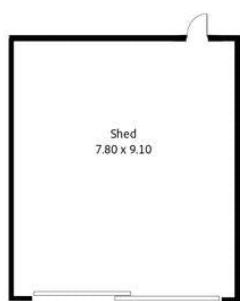






16 Flinders Grove,  
**ISLAND BEACH**

Living:	262.73sqm
Deck:	98.00sqm
Entertainment:	37.80sqm
Shed:	70.98sqm
<b>Total:</b>	<b>469.51sqm</b>



This Drawing is for illustration purposes only.  
Not To Scale. All measurements are internal and approximate.  
Details intended to be relied upon should be independently verified.  
Produced by Open2view.com