



13 York Crescent, KINGSCOTE, SA 5223

When Only The Best Will Do

Ideally positioned in a quiet street, this residence is set on a generous 875m2 allotment, offering ample space and privacy.

Exceptional Features

Enjoy spectacular elevated sea views stretching across Brownlow Beach to Nepean Bay. The property boasts beautifully manicured gardens with expansive lawned areas with popups installed. Perfect for children and pets to play. Complemented by a substantial 9m x 6m shed with 3m clearance, providing plenty of room for the boat, car and trailer. Provision for an orchard, veggie patch and chook run.

Modern Renovation

Built in 2014, this brick veneer residence has recently been renovated. The double garage has been thoughtfully converted to create a second living area, a fourth bedroom, and additional storage space, enhancing the home's functionality.

Contemporary Comfort

TYPE: For Sale

INTERNET ID: 300P193326

SALE DETAILS

\$799,000 to \$839,000

CONTACT DETAILS

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

Julia Smith
0427 605 059

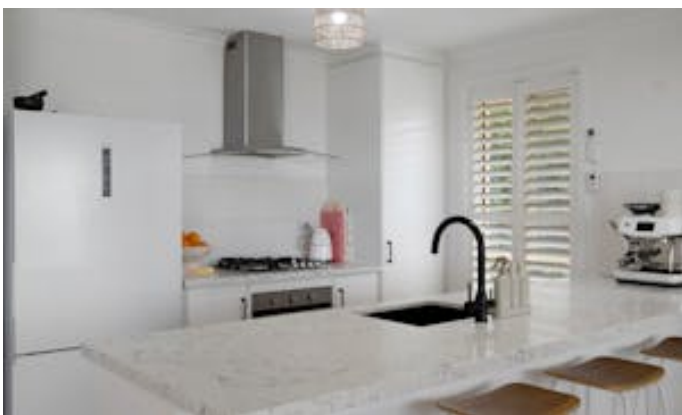
Light-filled and airy, the home features a versatile floorplan. The recent renovation has resulted in a stylish and practical space suitable for families, professional couples and tourist accommodation operators alike. Modern conveniences are included throughout: split system reverse cycle air conditioners, ceiling fans in every room, a wood combustion heater, plantation shutters, built-in robes in all bedrooms, and an entertainers kitchen dishwasher, breakfast bar and pantry-all contributing to comfortable living.

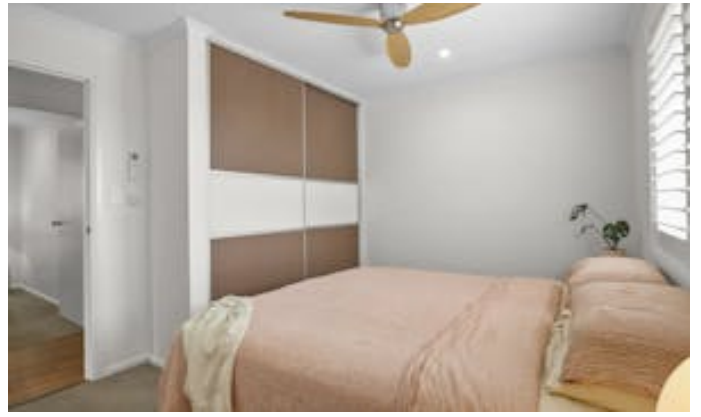
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers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

Other features: Area Views, Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 875.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite



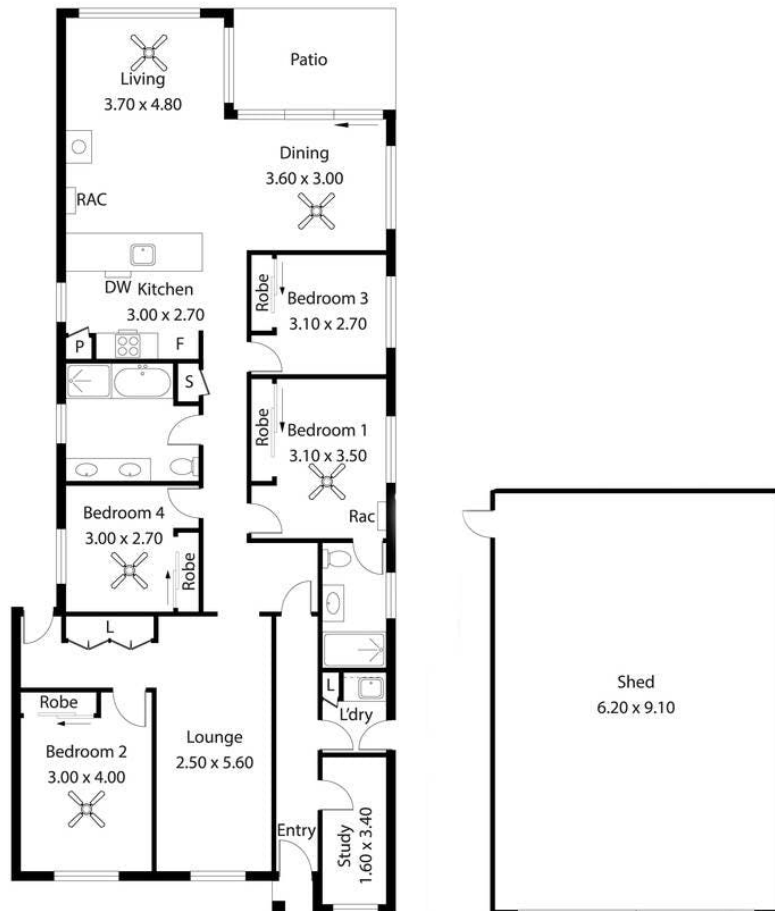






13 York Crescent,
KINGSCOTE

| | |
|---------------|------------------|
| Living: | 134.70sqm |
| Shed: | 55.80sqm |
| Patio: | 8.60sqm |
| Total: | 199.10sqm |



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