



25 Kimba Road, COWELL, SA 5602

Spacious & Comfortable Family Home

Large Corner Allotment with Side Street Access

Positioned in the coastal township of Cowell, this well-presented timber-framed residence offers an outstanding opportunity for families, retirees, or buyers seeking space, functionality and strong outdoor infrastructure.

Set on a generous 1,011 sqm allotment with an impressive 20-metre frontage, the property is further enhanced by side street access directly to the shed-ideal for trades, boats, caravans, or additional vehicles.

Interior Features:

The home is designed around open-plan living, providing multiple zones to suit modern family living.

- Open kitchen flowing seamlessly into the family area, lounge room, and multiple dining positions

- Three centrally positioned bedrooms, including a spacious master bedroom

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P195598

SALE DETAILS

\$450,000

CONTACT DETAILS

CLEVE / COWELL

31 Rudall Road & 14 Main Street

CLEVE / COWELL, SA

08 8621 7100

RLA: 62833

Nick Schumann

0428 383 833

- Master suite features a walk-in robe and private ensuite, offering comfort and practicality
- Main bathroom, pamper space, and toilet centrally located for family and guest convenience
- Heating and cooling options include split system air-conditioner, wall unit a/c, combustion fire, and multiple ceiling fans

Outdoor & Additional Improvements

Outdoors is where this property truly shines.

- Covered outdoor entertaining area, perfect for relaxing or entertaining
- Large shed with side street access, ideal for storage, vehicles or workshop use
- Carport & front deck
- Established gardens with attractive plantings and fruit trees
- Expansive back lawn and fully fenced yard, perfect for children or pets
- Additional garden shed for tools and equipment
- Multiple rainwater tanks supporting sustainable living
- Solar system to help reduce ongoing energy costs

Walk-in, Walk-out sale available, providing the perfect buy for a first-home owner, investment buyer, or purchasers looking for a sea-change and new beginning.

Located in Cowell, a well-regarded Eyre Peninsula township known for its relaxed coastal lifestyle, fishing, and strong community feel, 25 Kimba Road is a must view listing for all potential purchasers.

Contact Nick to view the value of 25 Kimba Road.

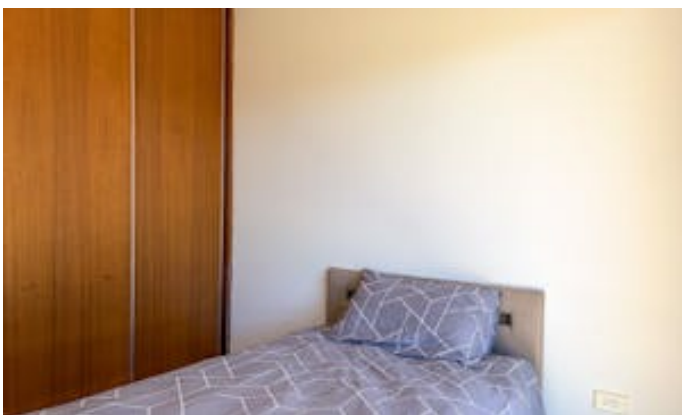
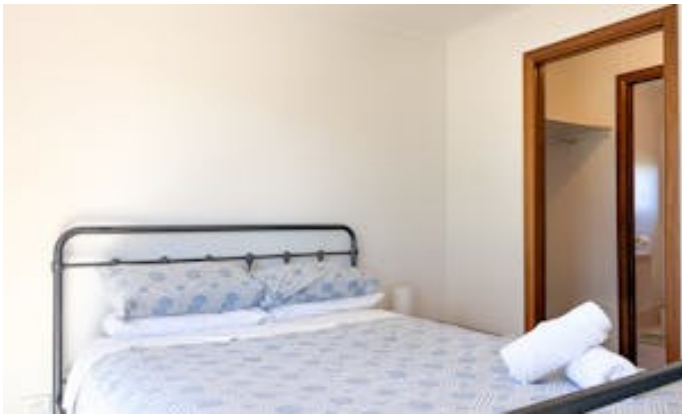
Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 62833

Other features: Carpeted, Close to Schools, Close to Shops, Openable Windows, Window Treatments

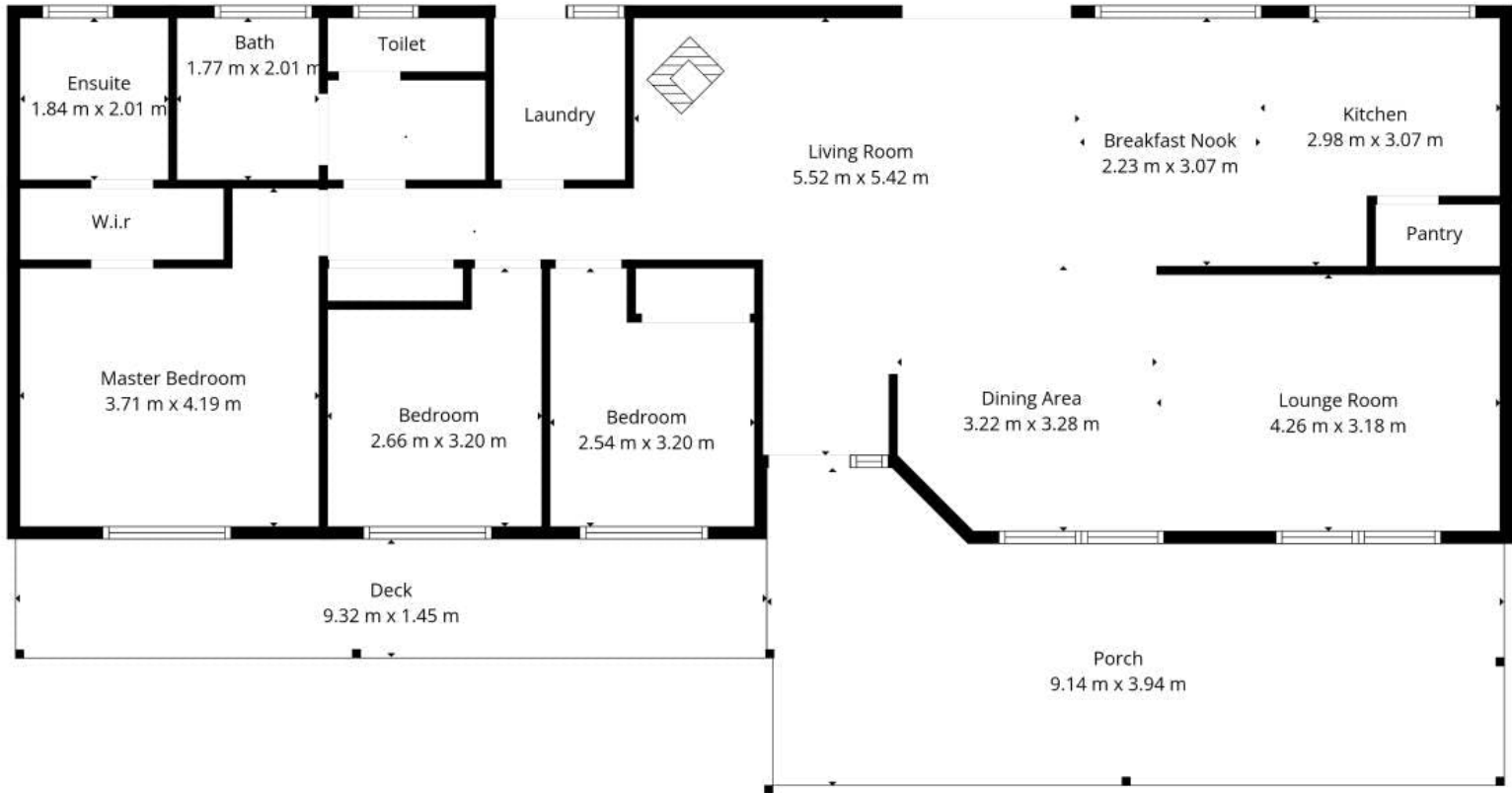
- Land Area 1,011.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Double carport











TOTAL: 114 m²
1st floor: 114 m²
EXCLUDED AREAS: PORCH: 29 m², DECK: 14 m², WALLS: 8 m²

Accurate (approximate) Measurements Are Recorded With Digital Devices.

