

## 6 Kimba Road, COWELL, SA 5602

### Family-Sized Home on Extra Large Allotment

#### Strong Investment Appeal

Positioned on a generous 2,350+ sqm allotment with an impressive 40-metre frontage and 60m+ depth, this well-maintained timber framed residence presents an outstanding opportunity for families and investors alike in the tightly held Cowell market.

The home offers a practical and comfortable layout, comprising four bedrooms and two bathrooms, including a main bedroom with ensuite - a highly sought-after feature for both owner-occupiers and tenants.

The kitchen is in good condition with recent updates, flowing through to an open plan lounge and dining area serviced by a split-system air-conditioner for year-round comfort.

A centrally located main bathroom and separate toilet service the secondary bedrooms, while the laundry provides direct external access, adding everyday practicality.

**TYPE:** For Sale

**INTERNET ID:** 300P195908

#### SALE DETAILS

**\$449,000**

#### CONTACT DETAILS

**CLEVE / COWELL**

31 Rudall Road & 14 Main Street

CLEVE / COWELL, SA

08 8621 7100

RLA: 62833

**Nick Schumann**

0428 383 833

Key Property features include:

- Timber-framed construction
- 4 bedrooms / 2 bathrooms (main with ensuite)
- Updated kitchen in good condition
- Open lounge and dining area with split-system air-conditioning
- Central bathroom and separate toilet
- Laundry with outside access
- Front and rear verandas ideal for outdoor living
- Garage
- Fully fenced block

A standout feature is the expansive, fully fenced backyard, offering a rare level of space, flexibility, and privacy. The large vacant rear yard provides scope for shedding, entertaining areas, or future improvements (STCC), making full use of the substantial landholding.

Investment & rental appeal:

Cowell continues to demonstrate a strong rental market, with consistent demand for well-sized family homes. A 4-bedroom, 2-bathroom configuration is particularly attractive to tenants, offering higher rental potential and broad appeal, supporting solid long-term returns for investors.

Key buyer appeal:

- Families seeking space, multiple bedrooms, and a secure yard
- Investors targeting strong rental demand and land content
- Lifestyle buyers wanting room to grow in a relaxed coastal township

A quality home on a large allotment, offering space, comfort, and future upside - 6 Kimba Road, Cowell is an opportunity not to be overlooked. Contact Nick to arrange an inspection.

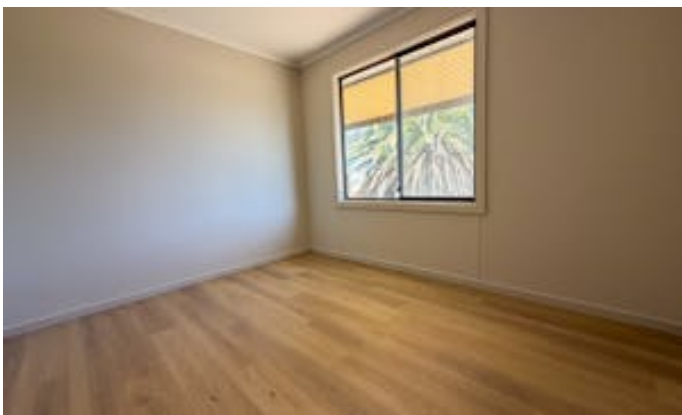
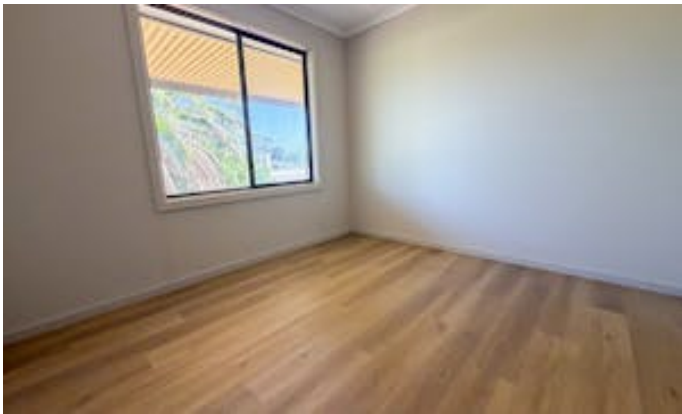
Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition).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

RLA 62833

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

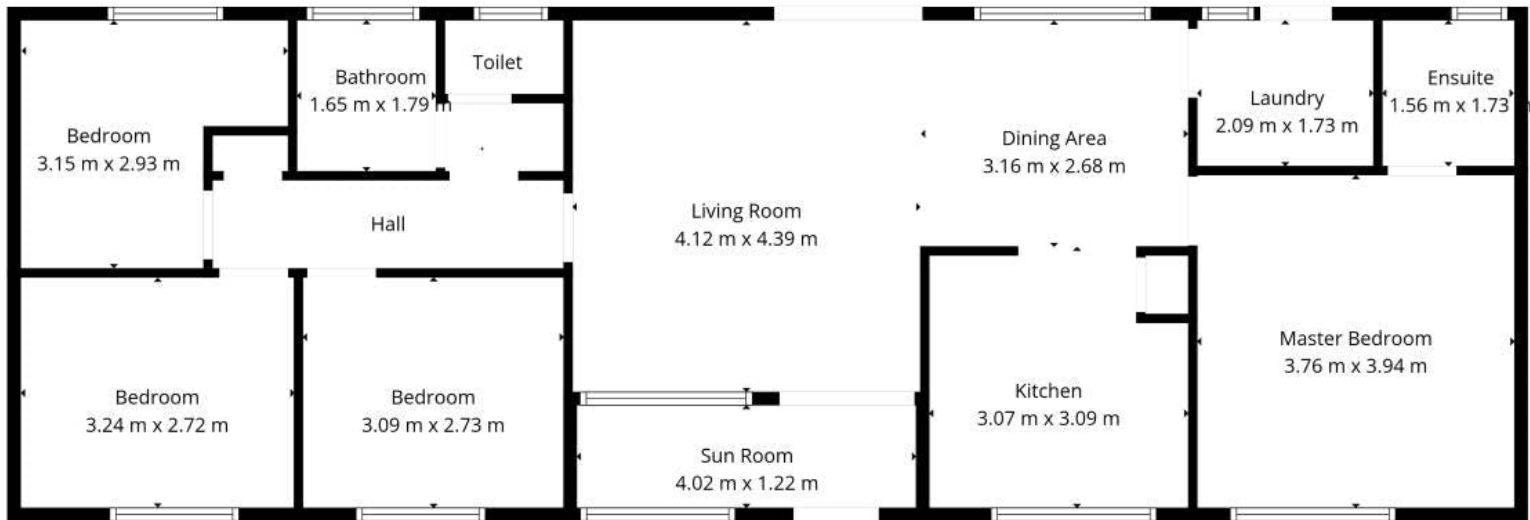
- Land Area 2,369.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single carport
- Ensuite











**TOTAL: 101 m<sup>2</sup>**  
1st floor: 101 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 8 m<sup>2</sup>

Accurate (approximate) Measurements Are Recorded With Digital Devices.

