



122 McLeod Road, CAPE JERVIS, SA 5204

Bailey's Run – Where Every Day Feels Like a Getaway

Perfectly positioned to capture sweeping sea views and the relaxed rhythm of coastal country living, Bailey's Run is a place where you can truly unwind. Overlooking the rolling hills of Cape Jervis and the sparkling blue of Backstairs Passage, this inviting family home combines comfort, space, and an unbeatable outlook across 1.222 ha of gently sloping land. The views stretch across to Kangaroo Island, and at night, the northern arm glows with the twinkling lights of Kingscote.

Built by Rivergum Homes in 2007, this two-storey, 200 sqm residence has been thoughtfully designed to take full advantage of its stunning surroundings. The upper level is light-filled and open, with an effortless flow between the kitchen, dining, and living spaces, all of which draw your eyes to that magnificent ocean panorama. Step outside to the wide balcony and feel the sea breeze drift up from the coastline below.

The kitchen is both practical and welcoming, with a generous pantry, plenty of bench space, an electric cooktop and oven, and a new dishwasher to make everyday living easy. A split-system air conditioner ensures year-round comfort, while solar panels (6 kW system) help keep energy costs in check.

Also upstairs is the main bedroom, a peaceful retreat featuring built-in robes, an ensuite

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: 300P182436

SALE DETAILS

\$890,000 to \$925,000

CONTACT DETAILS

Normanville

91 Main Road
Normanville, SA
08 8598 6100

Cassie Edwards
0400 856 900

with a double shower, and private access to the front deck, the perfect spot for morning coffee with a view.

The ground floor offers flexibility for family living or visiting guests, with three additional bedrooms (all with built-in robes), a full bathroom with deep bath, and a large second living space ideal for a games room, home office, or relaxed retreat. A separate laundry and linen storage add to the practicality of the layout.

The property provides under-cover parking via a double carport and has a slab ready for a shed if you'd like to expand your storage or workshop space.

Rainwater tanks supply the home, a 25,000L and 5,000L tank are plumbed to the house, with an additional 25,000L tank ready to be connected if required. Native plantings frame the home, blending beautifully into the natural landscape that rolls gently down toward the coast.

Set on 1.222 ha, Bailey's Run offers that rare mix of manageable space and privacy, just minutes from the township, the ferry to Kangaroo Island, and the walking trails and fishing spots that make this part of the Fleurieu so loved.

Cape Jervis is one of the Fleurieu's best-kept secrets, a place where rolling hills meet the sea, and every day feels like a holiday.

From here, you can wander down to Morgan's Beach, set off along the Heysen Trail, or head out fishing and return with your own fresh catch for dinner. Dolphins, seals and even whales share these waters, while glossy black cockatoos and kangaroos are your neighbours on land. It's not just the scenery, though, it's the lifestyle.

The Cape Tavern has earned a reputation for fabulous Thai food and the best Sunday roast on the coast, the Community Club brings people together for dinner on Thursday nights, fitness classes and events, and the sense of welcome is something you feel straight away.

Whether you're looking for a permanent sea change, a family escape, or a serene holiday home, this is a property that captures the best of coastal country life, fresh air, open spaces, and endless blue views.

Call Cassie to book your inspection today and start planning the coastal lifestyle you've been dreaming of.

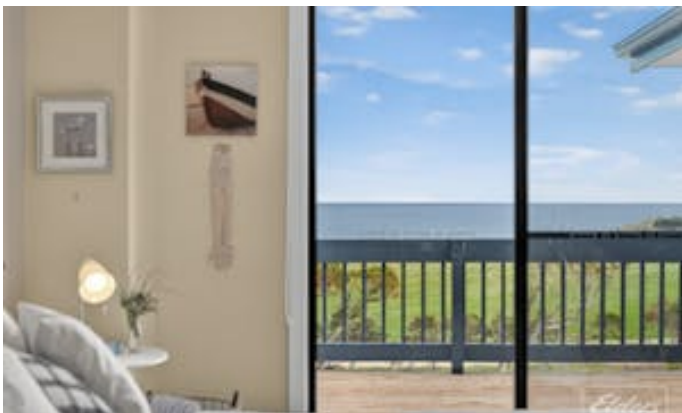
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

Other features: Ocean Views, Toilet Facilities

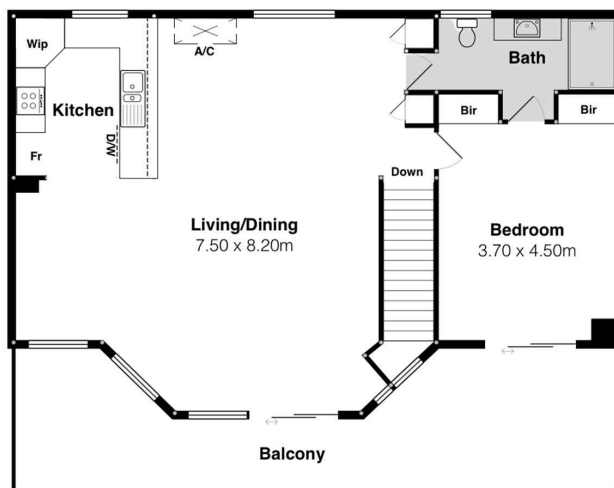
- Land Area 1.222 hectares
- Building Area: 200.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 8
- Double carport
- Ensuite



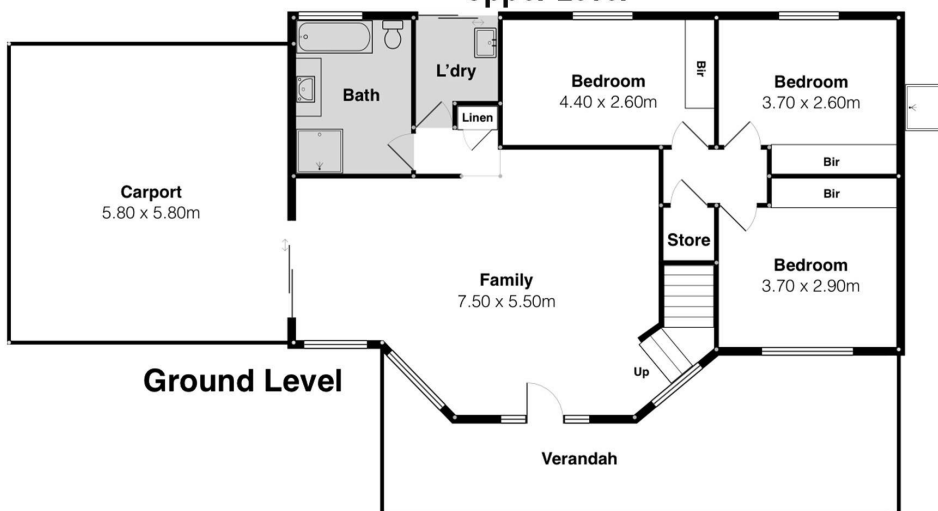








Upper Level



Ground Level



122 McLeod Rd, Cape Jervis

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

PRODUCED BY
SOUTH COAST STUDIOS