



## 13 Bond Close, CAPE JERVIS, SA 5204

A Coastal Retreat With Glimpses Of The Sea.

Set on a generous 1200m<sup>2</sup> corner allotment in a peaceful cul-de-sac, this beautifully updated Rivergum home offers the perfect balance of comfort, practicality and coastal charm. With sea glimpses across to Kangaroo Island, this is a home where coastal living meets everyday comfort.

Originally built in 1998 and thoughtfully renovated in late 2022, the home feels fresh and welcoming with internal painting, oak floating floors, premium wool carpet and an upgraded hardwood kitchen.

The light-filled north-facing kitchen and dining area captures the morning sun, the perfect spot to enjoy breakfast with natural warmth streaming through the windows.

Cooking is a delight with the white quartz stone benchtop, quality appliances including a Bellini gas cooktop, premium SMEG electric oven and combi-microwave, plus hardwood cabinetry and plenty of storage space.

Flowing seamlessly into the dining and living spaces, this is a home designed for both everyday living and gathering with family and friends. A wood-fire combustion heater and multiple reverse-cycle split systems keep the home comfortable year-round.

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:** 300P186317

**SALE DETAILS**

**\$535,000 to \$565,000**

**CONTACT DETAILS**

**Normanville**

91 Main Road  
Normanville, SA  
08 8598 6100

**Cassie Edwards**

0400 856 900

Accommodation includes four bedrooms. The main suite offers walk-through robes, an ensuite and split-system air conditioning, with views out to the sea. Bedroom two also enjoys air-conditioning, built-in robes and a ceiling fan.

Bedroom three features air conditioning, and bedroom four boasts lovely natural light, making it an ideal work-from-home or creative space. A well-appointed central bathroom and laundry complete the family-friendly layout.

Life here is all about easy living and enjoying the coast. Low-maintenance gardens surround the home, with multiple sheltered pergola areas creating inviting outdoor sitting spaces, whether it's your morning coffee in the sun or an evening drink protected from the sea breeze. The home backs onto a reserve, adding a sense of space and privacy.

Practical features include:

- 9m x 5m shed
- Around 30,000L of rainwater storage (three tanks)
- Solar system with 10 panels
- Plenty of off-street parking and additional space behind the shed
- School bus stop just around the corner
- NBN & Satellite connection

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 it's adventure on your doorstep or a quiet place to unwind, Cape Jervis offers a life that's simple, beautiful and real. Come and see for yourself why 13 Bond Close is so special. 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: Carpeted, Ocean Views, Toilet Facilities, Water Views

- Land Area 1,200.00 square metre
- Building Area: 140.00 square metres

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- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Ensuite
- Floorboards

















## 13 Bond Cl, 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.



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