



Brand-New Custom Single Level Home with Premium Finishes

 3 2 2

8 Davies Road, Pelican Lagoon

\$1,325,000 to \$1,350,000

Discover the perfect blend of modern design, family functionality and with an eye on longevity and comfort in this brand-new home. Thoughtfully crafted to suit contemporary lifestyles, this quality-built residence offers spacious interiors, bathed in natural light, featuring high ceilings and sophisticated finishes. Located just moments from the pristine shores of Pelican Lagoon, this property offers a truly idyllic coastal lifestyle. The home enjoys water views from one side of the island to the other. Adjacent to the new ‘Cliffs Golf Course’. Suitable as a home and/or investment potential.

Property Highlights

- Spacious Open plan living
- 3 Bedrooms
- Includes an expansive master suite
- Built-in wardrobes in Bed 1 & 2 for seamless storage
- Reverse Cycle Air Conditioning

Property ID:	L36376888
Property Type:	House
Garages:	2
Land Area:	18.2 hectares

Jacky Yang
0425251113
jacky.yang@unley.rh.com.au

- Mains power connection, new pole & transformer, underground mains to house
- Energy efficient
- All weather driveway
- Taylex aerated waste treatment system
- Whole house water filtration unit

Open-Plan Living & Dining

Spacious, designed for effortless entertaining and everyday comfort. Large sliding stacker doors feature across the full length of the home giving access to the deck (25m) from every room with stunning 180-degree views of Pelican Lagoon & the low-maintenance gardens, creating a seamless connection between indoor and outdoor living. 2.7m height ceiling throughout. Custom 2.4 × 1.2m aluminium & glass entry door.

Gourmet Kitchen

Boasts Custom cabinets, Miele appliances, stone benchtops, and a generous island bench and storage – the heart of the home.

Stylish Bathrooms

Featuring sleek tiling, modern vanities, and premium fixtures.

Floor to ceiling ensuite & bathroom tiling

Imported limestone bath & basins

Concealed cisterns

Oversize shower recess 1200 × 2550

Double Garage + Extra Parking

Secure Double lock-up garage (6m x 6m) under main roof, auto door, plus additional off-street parking.

Modern Laundry

Functional and spacious with direct outdoor access.

Low-Maintenance

Ideal for alfresco dining, kids' playtime, or weekend relaxation.

Prime Location Features

Shopping & Essentials

Penneshaw is just a 15-minute drive, American River 10 minutes and Kingscote 30 minutes

Excellent mobile reception.

Starlink internet high speed

Vast TV Satellite

Coastal Living

Just a short drive to Island and Brown Beach – perfect for weekend escapes, walks, and beach days. The home is your perfect base from which to explore and enjoy all that is Kangaroo Island, including quality wine and food experiences, nature walks, pristine world-class beaches and iconic KI fishing.

Easy Access

Around 15 km to Penneshaw Ferry Terminal.

New ferries to be introduced shortly which will offer drive on-drive off capacity with increased frequency.

Recreation & Leisure

Surrounded by green spaces and just minutes from the new Cliffs Golf Club. “The Cliffs Kangaroo Island is one of the greatest golf sites anywhere in the world, and our expectation is that the course will be every bit as memorable as Cape Wickham.” – Darius Oliver – Golf Course Architect”.

Home and/or Investment

This rare opportunity to own a brand-new home. Whether you’re looking for investment potential or your forever family home, this beautiful property delivers on all fronts. It is perfectly suited as your private Island escape, and or a high-end Airbnb or high-end rental of which there is a significant shortage of both on the Island. The investment opportunity and returns with this property is significant.

Contact Jacky Yang today to arrange your inspection.

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