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# KSL's Baillie Lodges pursues luxury sites in South Australia

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By **LISA ALLEN**, ASSOCIATE EDITOR & EDITOR, MANSION AUSTRALIA

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The lockdown of Australia's major cities has not stopped Denver-based private equity group KSL Capital Partners from its aggressive pursuit of luxury lodges, with South Australia its next target.

From September, KSL's Australian arm Baillie Lodges will control one of the Barossa Valley's best known boutique hotels, the 15-suite The Louise, which it purchased in an off-market deal at an undisclosed price.

Baillie Lodges founder James Baillie said Covid-19 was not stopping KSL from aggressively building the hospitality portfolio in Australia and New Zealand.

"We think high-end international travel will bounce back very quickly once international borders reopen," Mr Baillie said on Monday.

"We are on the lookout for appropriate lodges to add to the portfolio but we are bedding down the purchase of The Louise as well as the acquisitions of New Zealand's Huka Lodge and the Clayoquot Wilderness Lodge in Canada.

"We are taking a long-term view that we quickly have to come to terms with living with the virus,"

At present Baillie Lodges' portfolio of lodges also includes Longitude 131° at Uluru-Kata Tjuta, Capella Lodge on Lord Howe Island and North Queensland's Silky Oaks Lodge in the Daintree. The company's flagship property, Southern Ocean Lodge on Kangaroo Island, is about to be rebuilt after being destroyed by bushfire last year.

Founded by Jim and Helen Carreker 16 years ago, The Louise, which charges about \$1500 a night for two in its premium suites, has established itself as a luxury culinary destination showcasing the Barossa's wines – from world-renowned names including Penfolds, Henschke and Seppeltsfield to boutique cellar doors like Izway and David Franz.

Mr Carreker said the Baillie Lodges acquisition would be vitally important to the economy of the Barossa and South Australia.

KSL made a major investment in Baillie Lodges in 2018, buying the entire portfolio of lodges except for Capella Lodge on Lord Howe, saying that it recognised the significant long-term potential of Australia's luxury travel industry.

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Lisa Allen is an Associate Editor of The Australian, and is Editor of The Weekend Australian's property magazine, Mansion Australia. Lisa has been a senior reporter in business and property with the paper since... [Read more](#)

