



Fantastic lifestyle investment opportunity located in the famous

For Sale
Contact Agent

Commercial Farming

234 Moritz Road, Blewitt Springs, SA 5171

Floor Area:

451 m²

Land Area:

2.35ha (5.81 acres) (approx)



Property Description

- **Total land area 2.35 hectares**
- **1.63ha of Shiraz vineyard**
- **Leased until 29 July 2021**

A fantastic lifestyle investment opportunity located in the famous McLaren Vale wine region has hit the market. Providing interested parties with numerous options and located in the premium sub-region of Blewitt Springs, the property features a five-bedroom house, established plantings of Shiraz and the opportunity to secure your foothold in the world-renowned wine region.

The residence features a large open plan kitchen with stainless steel appliances, meals area and dining room, two separate living spaces, five bedrooms, master with ensuite and walk-in robe, main bathroom, and generous office space. The home also benefits from reverse cycle heating and cooling. Outdoor features include an undercover entertaining area with plumbed barbeque, spa and in-ground swimming pool, wine storage container and secure two-bay remote garage.

This outstanding opportunity has self-evident appeal to those looking for a tree change on the Fleurieu Peninsula. You get the best of both worlds, situated amongst the vineyards while only a 35-minute drive from the city and the coast a stone's throw away. Visit Port Willunga or head South to Kangaroo Island, your choice. Make the most of the wine tourism potential of the property or try your hand as a small-scale vigneron. The current owners, a well-respected local wine company may provide vineyard management and are open to purchasing the fruit, should prospective purchasers be interested in entering a supply agreement for a peace of mind 'hands off' approach.

The property is currently leased until 29 July 2021. For further information, please contact the agents.

- Total land area of approximately 2.35 hectares
- Established vineyard planted circa 1998 to 1.63ha of Shiraz
- A long-term supplier of to several high-profile local producers
- Potential to create own wine brand or open a cellar door...

Additional Details

Building Whole	Car Spaces 2
Zoning Primary Production	Parking Comments Secure two-bay remote garage

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Colliers - ADELAIDE

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