

# 119 Leam Road, Hillwood, Tas 7252

## Viticulture/vineyard For Sale

Saturday, 18 November 2023

**Nutrien** **Harcourts**

119 Leam Road, Hillwood, Tas 7252

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2 m2**

**Type:**

**Viticulture/vineyard**



Martin OByrne  
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Max Calvert  
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## Offers Over \$2.5m

Enjoy a captivating lifestyle at Hinton Bay Vineyard, an exquisite estate nestled in the beautiful East Tamar region of Tasmania. Meticulously maintained and artfully presented by seasoned professionals, this property invites you to experience the epitome of vineyard charm and Tuscan-inspired living. At the heart of Hinton Bay Vineyard lies a thriving 2.8-acre vineyard, a lush canvas boasting Pinot Noir and Chardonnay grapevines planted in the 1980s. Revered for consistently yielding wines of the highest quality, this vineyard stands as a testament to the exceptional terroir of the East Tamar region—a flourishing investment that offers not just a parcel of land but a living legacy of fine Tasmanian winemaking. The centrepiece of this extraordinary property is the Tuscan-inspired home, a harmonious blend of elegance and functionality. Adorned with terracotta tiling, the residence features five bedrooms, with a spacious master bedroom with a modern ensuite and a large walk-in robe. A thoughtful transformation of the original house section into a charming three-bedroom wing, complete with a full kitchen and bathroom. This creates a cozy retreat for guests or extended family, offering a comfortable and private space that can be easily separated from the main house; this also introduces a perfect income-generating opportunity through Airbnb rentals. Indulge in unobstructed views of the tranquil Tamar River, where each day unfolds with mesmerizing sunsets and an abundance of natural light. The landscaped gardens, both visually captivating and effortlessly maintained, enhance the property's overall aesthetic appeal. Premium outbuildings, including a double carport with an adjacent wine storage and packaging room, as well as machinery sheds, elevate the property's functionality to meet the demands of a discerning lifestyle. A cozy studio/cabin, strategically positioned away from the main house, provides additional space for relaxation or creative pursuits. This Hillwood acreage property not only promises a distinctive lifestyle but also beckons with considerable income potential through its flourishing vineyard and Airbnb rental opportunities. The current owners derive their income entirely from the property through three successful businesses: the vineyard, cooking school, and Airbnb accommodation. The premium Tasmanian wines crafted on this estate find a prestigious home in local restaurants, solidifying its status as a popular stop on the Tamar wine tour route. Embark on a journey into vineyard elegance at Hinton Bay, where every detail is a testament to the unique charm of East Tamar living. If you require further information or would like to schedule an inspection, please contact: Martin O'Byrne 0417 594 960 Max Calvert 0478 858 237