

**125 Gerald Roberts Road, Seppeltsfield, SA 5355**



**Lifestyle For Sale**

Tuesday, 30 January 2024

125 Gerald Roberts Road, Seppeltsfield, SA 5355

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 9**

**Area: 17 m2**

**Type: Lifestyle**



David Braunack  
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## **EOI Closes 23-2-24 @ 5pm (USP)**

Located in the much famed Western ridge of the world famous Barossa Valley, 125 Gerald Roberts Road provides an exceptional opportunity to enhance the already stellar reputation of this region. Ideal for either a winery, cellar door sales or tourist accommodation (STCC), this 17.86 hectare (44.13 acres approx.) property is located on a major tourist route to the internationally renowned Seppeltsfield and Hentley Farm, the bitumen road frontage providing easy and comfortable access. The home itself boasts four bedrooms, two bathrooms and living areas with views in every direction. Substantial shedding ensures there is ample room for additional cars, boats, caravans, etc. The incredible 360-degree vista captures spectacular views over the surrounding Barossa Valley vineyard countryside. The stunning gum studded creek line meanders its way along the boundary of the property and the elevated position of the home allows an awe-inspiring panorama. With direct access from Gomersal Road and the Sturt Highway, a short drive to Tanunda and within a stone's throw of Seppeltsfield Winery and Hentley Farm, there is simply no better location for either your dream home or exciting business venture.