

1258 Osmington Road, Osmington, WA 6285



Horticulture For Sale

Wednesday, 24 April 2024

1258 Osmington Road, Osmington, WA 6285

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 29 m2

Type: Horticulture



Mike Calneggia

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From \$3,200,000

Shovel Gate Vineyard MARGARET RIVER Offered for sale for the first time in almost 25 years, Shovel Gate Vineyard is a fully operational vineyard situated in the renowned Margaret River wine region in Western Australia. The vineyard areas are leased on a long term agreement leaving the homestead and grazing paddocks available for the owner's exclusive use. 30.35 ha total land area 17.39 ha of premium vineyard 1.0 ha of dam area of approximately 40ML capacity Substantial 5 bedroom homestead Machinery/Storage and pump sheds Vineyard is leased on a long term agreement

OVERVIEW Welcome to Shovel Gate Vineyard, an attractive property, water resource and premium vineyard in the world class Margaret River wine region. The estate could be further developed to create an attractive cellar door, winery, function centre and wedding venue. Established for over 25 years with continued improvements and redevelopment of the vineyard areas. Includes the premium varietal vineyard which is leased on a long term basis providing fixed income with no agricultural or growing risk. This unique property is a perfect holiday farm providing income, accommodation and grazing paddocks to run a few sheep, cows or even a horse or two whilst enjoying the view over the vineyard.

KEY FEATURES OF THE ESTATE Total property area is 29.835 ha and zoned General Rural in the district of Osmington under the Shire of Augusta Margaret River Local Planning Scheme 1. A 17.39 ha vineyard area growing premium wine grapes and leased on a long term basis on commercial terms. Plantings include Chardonnay (4.0ha), Sauvignon Blanc (4.0ha), Semillon (3.19ha), Malbec (2.2ha) and Cabernet Sauvignon (4.0ha). Improvements include a spring and catchment fed dam of approximately 30ML capacity covering just over 1.0 ha. Buildings include a substantial 5 bedroom, modern homestead including a 2kw solar power system, a 30m x 10m machinery/storage shed and pump shed. Pasture and grazing paddock of approximately 9 ha suitable for running livestock or cropping.

GROWTH OPPORTUNITIES Located within 15 minutes of the Margaret River townsite and 33 minutes from the new Busselton Margaret River airport, the property is ideally suited to benefit from: Continued demand for premium wines from the Margaret River region. Development of wine production and/or tourism infrastructure on the property to create another iconic Margaret River winery. Alternative crops or grazing on the unplanted land. Development of short-stay accommodation infrastructure. Development of an event venue for weddings, concerts, product launches.

FOR SALE OFFERS FROM \$3,200,000 ** Offers are invited to acquire the property, plant and equipment. For further information on this outstanding property or to arrange a private inspection please contact: Mike Calneggia Director, Advisory +61 419 963 474 mike@boutiquepropertyandadvisory.com www.boutiquepropertyandadvisory.com ** Plus plant and equipment by negotiation.