

**13 Worgan Road, Metricup, WA 6280**



**House For Sale**

Friday, 19 April 2024

13 Worgan Road, Metricup, WA 6280

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 39 m2**

**Type: House**



Mike Calneggia

0419963474

**From \$3,000,000**

WORGAN ROAD ESTATE MARGARET RIVER 39.6395 ha total land area 20.2 ha of premium vineyard 2.4 ha of dam area of approximately 66ML capacity Situated on the corner of Worgan Road and Bussell Highway, a prime location with a 430 metre Bussell Highway frontage, this premium property is the ideal location for a multitude of tourism options. A very tidy property with a large water feature, premium vineyard, renovated settler's cottage and large multi-purpose shed, is located in the Metricup hamlet, just 14 minutes from the Margaret River township. Vineyard plant and equipment available by negotiation.

**KEY FEATURES OF THE ESTATE** Total property area is 39.6395 ha and zoned Rural in the district of Metricup under the Shire of Augusta Margaret River Local Planning Scheme 1. A 20.2 ha vineyard area with approximately 15.0 ha currently in full production, growing premium wine grapes. Improvements include a spring and catchment fed dam of approximately 66ML capacity covering just over 2.4 ha. Buildings include a character settlement era cottage and a large multi-purpose shed. Plantings include Chardonnay (4.0ha), Sauvignon Blanc (4.5ha), Semillon (4.6ha), Gewurtztraminer (1.3ha), Cabernet Sauvignon (4.8ha) and Shiraz (1.0ha).

**GROWTH OPPORTUNITIES** Located within 15 minutes of the Margaret River townsite and 28 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.

**OFFERS FROM \$3,000,000** \*\*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](mailto:mike@boutiquepropertyandadvisory.com) \*\*

Plus plant and equipment by negotiation.