

133 Rhine Park Road, Eden Valley, SA 5235

Viticulture/vineyard For Sale

Saturday, 13 April 2024

133 Rhine Park Road, Eden Valley, SA 5235

Bedrooms: 4

Bathrooms: 2

Parkings: 11

Area: 30 m2

Type:

Viticulture/vineyard



Sara La Nauze
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Expression of Interest by 9th of May 2024

Located within Eden Valley in the Barossa Valley, this immaculate property offers the perfect mix of lifestyle and recreation, together with a comfortable family home, great shedding, established vineyards and stunning views..... Constructed in 2008 under the expert craftsmanship of Weeks Peacock, this contemporary residence boasts three bedrooms (with built in robes), along with a study or optional fourth bedroom. Immaculately cared for, the home provides unobstructed rural views from every window. Spaciously designed to include two generous living areas, complemented by a separate dining space and meals area, seamlessly flowing into the well-appointed kitchen. The master suite is generously proportioned, featuring an ensuite and built in robes. Situated centrally, the family bathroom serves with convenience, all while offering stunning panoramas of the surrounding rural landscape. What we love and you will too: • Lifestyle property set within the rolling hills of Eden Valley, offering stunning views over the vineyards, dams and mature gum trees. • 2 dams (1 x 12 meg and 1 x 2.2 meg license) and 1 bore (24.442 meg license) • Mains water connected (water lines connected from the Eden Valley Caravan Park) • Off peak water tariff • 260,000 litres (approx.) of mains water storage and 55,000L rainwater storage • 29 HP Kobota diesel motor with pump, plus 800 litre (approx.) diesel tank • Shearing/crutching shed, small shearing plant (fixed) and gates for approximately 50 ewes • 1.5kw solar system • 18 x 9m x 3.66 m (approx.) implement shed (with separate toilet and shower) • Chicken run • Vines planted between 1980 to 2003 to varies that include Riesling, Pinot Noir, Merlot and Shiraz (vineyard totals approximately 9.227 ha - all under irrigation. Rarely do properties enter the market with so much to offer. Stunning location, the ability to create your own passive income all year round, grow your own veggies, run some sheep, swim in the dams and ride your motor bikes, enjoy an open fire and camp out with your mates. This property is one that will capture your heart, as it has with own Vendors for years to come. A memorandum of information is available upon request. For further information or to arrange your private viewing of the property, contact Sara La Nauze on 0407 775 951 or 8564 3884. Zoning | Primary Production Council | Barossa Council Rates | \$4141.50 palt is a condition of entry at any of Marx Real Estates open homes and private inspections that we may ask to site an attendees proof of identification. In the instance of refusing to provide proof of identity, refusal of entry may occur. DISCLAIMER: All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.