

**175 Gawler Park Road, Angaston, SA 5353**

**Viticulture/vineyard For Sale**

Friday, 3 November 2023



175 Gawler Park Road, Angaston, SA 5353

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 13 m2**

**Type:**

**Viticulture/vineyard**



David Braunack  
0418841349



Rohan Semmler  
0885632599

## **\$1,495,000 - \$1,590,000 - Price Reduced**

On the edge of one of the beautiful Barossa towns of Angaston, comes an unprecedented opportunity to own a spectacular 13.28 hectare (32.81 acres) property encompassing a beautiful 1915 historic home with incredible shedding – welcome to 175 Gawler Park Road, Angaston. Just a short drive to one of the best towns in the world-famous Barossa Valley, the property boasts a wonderful four bedroom home with two bathrooms, two spacious living areas and a large modern kitchen. Evaporative cooling keeps the temperatures down in summer, while a slow combustion heater (with a lifetime of firewood supply from the property) ensures the home is temperature controlled all year round. An underground cellar will age your famous Barossa Shiraz perfectly while a massive 19kw solar system helps keep the rising energy costs down on the house and sheds. Outside, a huge pergola overlooks the stunning quintessential Barossa Valley panorama consisting of rolling hills, vineyards and manicured gardens. The property also features a significant rainwater capacity of 170,000 litres while mains water is also connected. 10 acres (approx.) of vineyards are a mix of Shiraz, Cabernet Sauvignon, Riesling, Chardonnay and Grenache with the fruit sold to a local Barossa winery while the property also features 9 acres of grazing land (with stockyards). The opportunity also exists to take over a fully functional and operating dried fruit business. Substantial shedding (over 750m<sup>2</sup> approx.) on the property gives the new owner significant storage for cars, boats, caravans, you name it! The sheds are also insulated, air-conditioned and have 3 phase power, providing countless opportunities – you won't find better shedding in the region! Located just minutes from the beautiful historic Barossa Valley town of Angaston, this beautiful lifestyle property has been in the same family since 1964. An unprecedented opportunity to own a stunning piece of Barossa history.