

1887 Barossa Valley Way, Rowland Flat, SA 5352

Viticulture/vineyard For Sale

Monday, 11 December 2023

1887 Barossa Valley Way, Rowland Flat, SA 5352

Bedrooms: 5

Bathrooms: 2

Parkings: 10

Area: 3 m2

Type:

Viticulture/vineyard



Sara La Nauze

EXPRESSION OF INTEREST BY COB 19th JANUARY 2024

Nestled in the heart of Rowland Flat, this enchanting vineyard estate is a haven for wine enthusiasts and those seeking a serene escape. With flourishing Semillon and Grenache vines, this property is the embodiment of wine country living. As you approach the property, a charming stone home greets you. Inside, you'll find two spacious bedrooms, both thoughtfully designed with their own ensuites for the utmost comfort and privacy. The modern kitchen features a large island bench, wall oven, electric stove, glass splashback, and ample cupboard space. Natural light pours in through a skylight, enhancing the warm, inviting atmosphere. The main lounge room beckons you with a cozy fireplace, perfect for unwinding after a day among the vines. French doors, downlights, and a split-system air conditioner add to the allure of this welcoming space. A second living space doubles as a study, offering access to the second bedroom, ensuite, and even a cellar for your wine collection. Bedroom two boasts a bathroom, built-in cupboard space, a wall-mounted air conditioner, and yet another ensuite for your convenience. Both ensuites have been thoughtfully modernized with white and grey tiles, stainless steel tapware, and elegant glass shower screens and ample storage space. A third toilet is also accessible from the exterior of the home which has also been updated. An additional dwelling at the front of the property holds three rooms and awaits your creative touch, offering boundless possibilities for customization. The current owners had plans to create a cellar door space and have included with the property sale the development plans and council-approved cellar door designs by JBG Architects, presenting you with a canvas for realizing your vision. A substantial winery shed with a mezzanine floor is perfectly suited for those with a passion for winemaking or a need for an expansive workshop. While the outdoor deck space may require some restoration, it promises to be the ultimate setting for entertaining guests while enjoying the breathtaking surroundings. The property boasts natural beauty, featuring a seasonal creek at the back and majestic pepper trees that embrace the estate. Rowland Flat is renowned for its esteemed wineries, making this estate a dream come true for wine connoisseurs. If you have a vision and aren't afraid to embark on a transformative journey, this vineyard property is your blank canvas, ready to become the embodiment of your dreams. Don't miss the opportunity to own a piece of wine country heaven. Contact Sara La Nauze on 0407 775 951 today for more information or to schedule a viewing and embark on your journey towards the quintessential vineyard lifestyle. It's time to make your wine country dream a reality! CT | 5381/251 Council | Barossa Council Rates | \$2024.00 SA Water | \$74.20 It is a condition of entry at any of Marx Real Estates open homes and private inspections that we may ask to site an attendee's 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.