

**227 Fifty One Road, Cowaramup, WA 6284**



**Viticulture/vineyard For Sale**

Saturday, 18 May 2024

227 Fifty One Road, Cowaramup, WA 6284

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 25 m2**

**Type:**

**Viticulture/vineyard**



Kingsley Edwards

0412909022

## Offers around \$4,000,000

Escape to the serene beauty of Margaret River's renowned wine region with this exceptional opportunity to own a slice of paradise! Nestled in a prized location on the southern edge of the esteemed Wilyabrup locality, lies this captivating winery and vineyard estate. Experience the soothing melody of nature as a tributary to The Wilyabrup brook gently meanders through the property, flowing on to other wineries such as Juniper, Vasse Felix, and Gralyn before it makes its way towards the Ocean cliffs. A source of tranquillity and inspiration, this natural feature adds to the enchanting ambiance of the property as a whole. As Australia's pioneering organic vineyard, sustaining eco-conscious farming practices, this vineyard all but guarantees premium grapes and exceptional wines. Retreat in comfort with a choice of not one, but two charming, perfectly situated weatherboard houses. The main house offers 4 bedrooms and 2 bathrooms with magical views across a large dam framed by natural Australian forest. From the open plan kitchen/living rooms you can enjoy the morning sun and indulge your senses with a breathtaking vista over your private and tranquil freshwater oasis teeming with native wildlife. The second home offers a rare historical insight into the original time of settlement. The group settlement home, or "groupie" as they are affectionately known, dates back around 100 years and is steeped in history. These small homes are perfect for separate onsite accommodation, managers residences or short-stay (subject to relevant approvals). Whether you're enjoying the fruits of your labour on the verandah or strolling through the vines, the mesmerizing views will captivate you at every turn. Elevate your winemaking aspirations with a fully equipped and operational winery. Capable of crushing and crafting exquisite wines, this facility is the heart of your viticultural journey. If you aren't a budding winemaker and would prefer to be less "hands-on" then why not lease the facility to an aspiring winemaker and take the opportunity to learn and grow together (further details available on request). Unlock additional potential on this enchanting property with numerous opportunities for further development. With 25.5Ha of land and only 7.6Ha of Vines, viticulture doesn't dominate this site; there is plenty of room to expand grape production or diversify into other commercial ventures. Perhaps a brewery or distillery is more your style? If so, then good news as there are plans approved for a 380sqm brewery and tasting facility which is sure to thrive alongside the growing population of Cowaramup. The possibilities are vast for the visionary entrepreneur. Don't miss this rare chance to own a piece of Margaret River's winemaking heritage! Whether you're a seasoned vintner or an aspiring wine enthusiast, this idyllic property offers the perfect canvas to make your dreams a reality. Contact Kingsley Edwards on 0412 90 90 22 today to schedule a private viewing.