

**31 WH Swinstead Road, Winkie, SA 5343**



**House For Sale**

Saturday, 18 May 2024

31 WH Swinstead Road, Winkie, SA 5343

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 14 m2**

**Type: House**



Tarque Williamson  
0455505788



Amanda Sampson  
0488333599

**\$589,000**

Welcome to a rare gem nestled in the heart of wine country! Spanning over 36 acres, this magnificent vineyard estate offers an idyllic setting surrounded by meticulously tended rows of Gordo, Malbec, Chenin Blanc, Cabernet Sauvignon, Shiraz, and Viognier grapes. With 172 megalitres of Central Irrigation Trust delivery rights and an additional 1 megalitre water allocation, this property is perfectly equipped to produce quality, lush vineyards. Join us as we explore the unique features that make this estate a perfect blend of functionality and charm. Step inside the family cozy family home. This charming home features three spacious bedrooms, with the master boasting a walk-in robe and the second bedroom equipped with a built-in robe. The family-friendly layout includes a bathroom, a welcoming kitchen with dining area, a lounge, and a separate laundry room & pantry. This house is not just a place to stay; it's a place to live and create memories. To book an inspection time please call Tarque Williamson on 0455 505 788 or Amanda Sampson on 0458 938 340. Property Particulars: • Land size 14.75 Hectares (36.44 Acres) • 3-bedrooms, 1-bathroom, kitchen/ dining area, lounge, family area, laundry • Split system air conditioning to the lounge & bedrooms 1 & 2 • Electric hot water system Vulcan 250L • Rainwater plumbed to the kitchen • Kitchen with built-in cupboards, electric stove, twin stainless-steel sink, dishwasher, ceiling fans, pantry • Plantings consisting of Gordo, Malbec, Chenin Blanc, Cabernet Sauvignon, Shiraz, and Viognier • Central irrigation trust water delivery rights of approximately 172 Megalitres • Central irrigation trust water allocation of 1 Megalitre • Irrigation operation in 5 shifts • Pump shed, Southern Cross Pump, Automatic irrigation setup Micro Master 2500 Toro • Workshop/ storage approximately 3.5m x 4.0m, Storage section 3.5m x 1.8m • Open machinery shed & Garage approximately 7.6m x 9.0m • Carport approximately 7.7m x 3.4m • Rainwater storage & settling tank for central irrigation trust water storage