

**469 Lovedale Rd, Lovedale, NSW 2325**

**Residential Land For Sale**

Monday, 15 April 2024

469 Lovedale Rd, Lovedale, NSW 2325

Area: 13 m2

Type: Residential Land



Catherine Taylor  
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## Expressions of Interest

Introducing this spectacular property that is poised to be your private sanctuary or thriving business. Nestled amongst the picturesque landscape and panoramic views across Pokolbin to the Brokenback Ranges this property offers an unbeatable prestigious location and an abundance of opportunity and diversity. The property features:

- 13.30ha (32 acres)
- Zoning: RU4 (Primary Production Small Lots)
- Dwelling entitlement
- DA Approval for a 2 stage wine tourism development (stage 1 complete)
- Open-air function centre (operating functions as an open-air wedding chapel)
- Established roads and designated parking area for function centre
- Amenities block which includes a commercial kitchen, WC facilities including ambient and male and female restrooms and upstairs loft, connected to mains power and backed up by a 3 phase generator and enviro cycle septic system
- Established gardens
- Large 204sqm insulated winery shed with attached machinery shed and verandah
- 5.5ha Vineyard
- PID fed dam
- Established roads and designated parking area for function centre

The Vineyard:

- Chardonnay, Gamay and Touriga Nacional varieties
- Drip Irrigation
- 10Meg PID allocation

Being situated in the heart of Lovedale, this property offers a prime location just a stone's throw away from renowned wineries, gourmet restaurants, and boutique shops. Enjoy the convenience of having everything you need right at your doorstep, while also having the tranquility of quiet and peaceful surrounds. This offering is more than just a property, it's a lifestyle. Don't miss out on the opportunity to make this the property of your dreams. This property won't last long on the market, so be quick and call the Hunter Valley's Real Estate specialist Catherine Taylor on 02 4938 2020 to arrange your inspection today. "All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries" Property Code: 1447