

# 607 Lyndoch Valley Road, Williamstown, SA 5351

## Lifestyle For Sale

Sunday, 31 March 2024

607 Lyndoch Valley Road, Williamstown, SA 5351

Bedrooms: 4

Bathrooms: 2

Parkings: 14

Area: 9 m2

Type: Lifestyle



Nicola Biagi  
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**\$1,350,000 - \$1,429,000**

**\*\*To see all property photos please head to the Elders Barossa Website or Domain.com.au\*\***Welcome to the Barossan Dream. This sale presents a fantastic opportunity to own a 24-acre lifestyle property with a traditional 3-bedroom stone cottage, a 1 bedroom, 1 bathroom guest cabin (currently listed on Airbnb) and picturesque views of vineyards, bushland, and gardens. The Guest Cabin (Airbnb) is studio living at its finest with a vaulted ceiling over the living/bedroom, kitchenette, split system air conditioning, ceiling fan, fully wheelchair accessible, abundance of natural light with the large windows and a stunning decked sitting area overlooking the vines. The 1905 ironstone cottage is brimming with character and is spacious as is but also has the potential for extension if desired (STPC). Lovingly renovated and freshly painted, it features high ceilings, a wood heater in the lounge room (with wood in endless supply from the property), Tasmanian oak floors in all living areas, ceiling fans in each room, and a reverse-cycle air conditioner in the lounge room. The beautiful bullnose verandah on the front and the right side of the house makes the perfect spot for unwinding with a book or just admiring the view. Outside the back of the house, the generous-sized entertainment area under a timber-lined pergola overlooks the beautiful garden. The adjacent stone cellar's concrete top serves as a relaxing timber-deck seating area. Additionally, there's a vegetable garden, enclosed playground, and abundance of fruit trees. Energy-saving features include a 2.5kW solar system (with solar credits at 43c per kW), solar hot water, double-glazed windows and doors, roof insulation, and the high thermal mass of the external stone walls and solid brick internal walls. External blinds on the veranda and a charming vine-shaded pergola contribute to energy efficiency. The property is connected to both mains water and rainwater, with 133,500 litres of rainwater storage in tanks. There's also a double carport and a workshop/storage area near the house, along with a 6x6m paved shed/winery with electricity, air conditioning, and its own paved pergola and parking area. The 6-acre hobby vineyard can be extended to double the size if you choose to plant the adjoining paddocks. Current varieties include 100+ year-old Grenache, Semillon, and Muscat vines, as well as Mataro, Saperavi, and Vermentino planted between 2010 and 2018. The vineyard is sustainably dry-grown and chemical-free, making it eligible for Organic Certification if desired. The property generates income from the guest cabin listed on Airbnb and campsite, as well as from selling grapes and boutique winemaking. There are many more opportunities to explore further the property's great potential, or you can simply relax and enjoy. Imagine those warm summer evenings, sitting on the timber deck, sipping on wine made from your own vines, and enjoying the sunset over the vineyard and forest as kangaroos frolic by. Historic Williamstown is a pleasant walk or short drive away, Gawler is only 15 minutes away, a scenic drive takes you to the ever-popular Adelaide Hills, and Adelaide is just 50 minutes away. Don't miss your opportunity to purchase this stunning, much-loved property and enjoy all that Barossa living has to offer in one place. PLEASE NOTE: The previous sales data on REA.com.au and Domain is incorrect. The property was bought in 2006 for \$405,000. It was on 2 titles. In 2021 the owners moved the boundary south and sold the 2nd title (Lot 608) for \$150,000. In 2023 the new owners of Lot 608 sold it for \$425,000. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833