

656 Milbrodale Road, Broke, NSW 2330



Viticulture/vineyard For Sale

Wednesday, 31 January 2024

656 Milbrodale Road, Broke, NSW 2330

Bedrooms: 6

Bathrooms: 3

Parkings: 7

Area: 40 m2

Type:

Viticulture/vineyard



Shelly Jurd

0249914000

EXPRESSIONS OF INTEREST

Diverse in nature, this stunning Hunter Valley Vineyard Estate is proudly positioned amongst other high calibre lifestyle properties on the Hunter Vineyards District renowned Milbrodale Road in the boutique Broke/ Fordwich wine region. With amazing views across established vineyards of the famous Monkey Face escarpment and adjoining mountain ranges, the property is truly picturesque. Adjoining the Yango National Park the 100 acre property is a lovely blend of natural bushland, potential grazing land, premium, mature, boutique vineyard and open space. Established circa 1993 and originally planted with approximately 1.4ha of Chardonnay and 1.1ha of Semillon. The vineyard was later diversified with the addition of Barbera in 1998, Arneis in 2008 and Verdelho in 2008 with some replanting occurring in 2022. The Uniting Church Manse was moved from Singleton to the property circa 1993 and was lovingly restored to become a grand residence. With its original features including high decorative ceilings, timber floorboards, timber lined walls, French doors, exquisite lead light window and door features, open fireplace and return verandah, the 4 bedroom home is inviting and elegant. The existing cottage on the property became the Managers Residence and was also renovated. Positioned privately from the main dwelling with a large adjacent machinery shed, the spacious 2 bedroom cottage with timber floors, enjoys a large timber deck, 2 spacious living areas, modern kitchen, bathroom and ensuite, walk in robe to main bedroom, ceiling fans and split system air conditioning. The cottage has in recent years been permanently leased however could be utilised for extended family, an onsite manager or short term holiday let. Additionally on the property is a church inspired large cellar door building with commercial kitchen, bathroom, storage room, office space and large deck whilst it was previously utilised as a cellar door and for temporary events, it would also be suitable subject to council approval as a cafe, restaurant or with some renovations it would make a lovely short term holiday let. An additional machinery shed, adjacent to the homestead, is fitted with amenities and an inground wine cellar completes the ultimate Wine Country lifestyle dream. Zoned RU4 Primary Production Small Lots, the zoning allows (subject to Singleton Council) approval viticulture, tourist and visitor accommodation, restaurants or cafes, cellar doors, function centres to name a few.