

**67 Winton Road, Rosedale, SA 5350**



**Sold Lifestyle**

Saturday, 25 November 2023

67 Winton Road, Rosedale, SA 5350

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 49 m2**

**Type: Lifestyle**



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## Contact agent

“Rosedale Park” is situated in the rolling hills between the districts of Rosedale and Concordia on the western side of the Barossa Valley. The property features some of the most beautiful views in the region. Rosedale is one of the most picturesque little pockets of the Barossa, where the famous vineyards meet the expansive fields of productive cereal cropping land. The area is diverse as it is beautiful, and is dissected by the North Para River, which “Rosedale Park” is fortunate to have extensive frontage to. “Rosedale Park” comprises 49 hectares of undulating land with some steeper slopes and gullies. Its attractive three bedroom, two bathroom residence is nestled in a secluded setting overlooking the North Para River. The home has open plan living and an excellent outdoor entertaining area. The property is comprised within a zone where tourist accommodation is a complying form of development. In particular, bed and breakfast accommodation would be well-suited to the Barossa at “Rosedale Park”, subject to necessary approvals. The property is home to the well-known Barossa Rosedale Park Olives olive oil brand and is developed to 16ha (approx.) of olive trees. A further 34 hectares of land is well suited to other farming pursuits such as grazing, cropping or recreational hobby farming pursuits. Water for irrigation on the property is supplied by an equipped bore, which is treated via reverse osmosis and shandied with water from the North Para River. The property also has riparian rights to the North Para River. The “Barossa Rosedale Park Olives” business of is also available for purchase. Its assets comprise the business name, goodwill, intellectual property, supplier and customer data, stock on hand, plant & equipment and ongoing contracts and sale orders. “Rosedale Park” is a wonderful lifestyle property that presents prospective purchasers with an opportunity to get involved with a range of commercial opportunities, including farming, olive oil production and possibly tourist accommodation. For Sale by Private Treaty For further information or to arrange an inspection of “Rosedale Park”, please contact the agents.