

# 73 Joe Rocks Road, Bungendore, NSW 2621



## Acreage For Sale

Wednesday, 12 June 2024

73 Joe Rocks Road, Bungendore, NSW 2621

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 17 m<sup>2</sup>

Type: Acreage

**\$1,900,000 - \$2,100,000**

This beautiful property is located in a wonderful bushland setting on the Lake George escarpment, minutes from Bungendore and in close proximity to Canberra city and airport. This established boutique cool climate vineyard has producing numerous award-winning wines and together with an impressive and substantial family home offering spectacular views. This rare opportunity was pioneered in 1998 when the property was acquired and the vineyard was then carefully planned. The original owners were inspired by the unique character and ageing potential of Dr Edgar Riek's Lake George Pinot Noirs from the 1970's and 1980's. 73 Joe Rocks Road was chosen for its strategic blend of climatic, geographic and geological attributes necessary to produce premium cool climate grapes. The location offers not only excellent east facing slopes for cool wine growing conditions and captivating views over the Bungendore Valley. In 2017 the property changed hands as the current owners saw tremendous value to own this slice of paradise and produce their own award-winning wines. For anyone who has had a dream to own a vineyard, live in an exclusive getaway, maybe run a B&B, or simply slow down and retire into a magnificent country setting, this property can be whatever your heart desires.

The Residence The entrance driveway meanders through shining snow gums and park-like grassland towards the sheltered and private 4-bedroom home. Natural stone walls and steps frame the gardens and lead you to the front door. Here you can't help yourself from stopping to take in the magnificent north-eastern views over vines to the Lake George valley and the ranges beyond. This home is neat as a pin and has spacious living areas inside and out. The front sunroom lounge and dining has full length windows overlooking the northern part of the vineyard and is also surrounded by colourful gardens. Open plan to the kitchen is a second lounge and formal dining area with slow combustion fireplace and timber cathedral ceilings. There are expansive views from the 125sqm tiled and covered deck area, with endless possibilities for use. The home is very energy efficient from extensive renovation upgrades in 2005, including additional roof insulation and high specification double glazed windows and doors, making the living areas and bedrooms comfortable and cozy through the seasons. There are four bedrooms - the master bedroom is spacious with double walk-in robes and ensuite. The family bathroom has a separate toilet and full-size bath servicing 2 other bedrooms. The laundry has an adjacent utility/drying room, with a separate toilet nearby. There is also a guest wing with bedroom/ensuite, study and large living area with separate entry. When the double garage and guest suite were added to the home the owners incorporated a 5,500 bottle underground wine cellar. Double hardwood doors open to this professionally purpose-built cellar room, complete with cedar wine racking and timbered wine tasting bar. What a fantastic way to entertain your guests, in this atmospheric and high quality wine cellar! Other features include back to base alarm, internal warm-air transfer system, instant gas hot water system, gas heating and gas outlets for BBQ, and a large separate storage room. There is a huge potential for further business opportunity within the existing structure of the residence. If someone has the desire to create a B&B, or just wants more space for a rumpus room, gym, workshop or home business, there is a totally separate extension which has electricity and in slab plumbing and totals an extra 100 sqm under roof.

Infrastructure 42.5 acres mixed bushland and grazing paddocks 2 large dams Bore with 8mL commercial license connected to extensive watering system and dam 50,000L rainwater tank with automatic pump servicing the home 2 double lock up garages (6m x 9m) with concrete floors plus a 10,000L water storage tank Machinery Shed (9m x 12m), powered, concrete floor, pallet racking and 9,000L water tank Woodshed with concrete floor (3m x 3m) Aqua-Nova aerated wastewater treatment system Fruit and truffle trees 50 x tree Olive Grove The Vineyard (<https://www.enotria.com.au>) The 5 acre vineyard was planted with approx 5,000 vines (10% Pinot Gris, 15% Cabernet Franc, 75% Pinot Noir) following a professional site assessment and design plan to maximise the potential of the site. An automated drip irrigation/fertigation system with separate pump house is installed utilising the dam and the registered bore. There is also an olive grove of 50 trees of 9 varieties. All vineyard machinery and win making equipment can be incorporated into the sale price. Discuss these options and a list of negotiable inclusions with the Agent. This property is a hidden gem.... a haven for wildlife, surrounded by approx 35 acres of native Australian bushland. Set high on the Lake George escarpment, the views across the vines to Bungendore, the valley and adjacent ranges are truly astonishing. Ben Stevenson looks forward to meeting you at the property for your private inspections. Call 0467 046 637