

**850 Lake Plains Road, Lake Plains, SA 5255**

**Raine&Horne.**

**Lifestyle For Sale**

Wednesday, 7 February 2024

850 Lake Plains Road, Lake Plains, SA 5255

Type: Lifestyle



Paul Clifford

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## Best Offers (\$625k +)

30 acres of vine country in an ace of a location - a pretty disconnect that embodies personality, versatility, and mid-century cottage character along the Milang to Langhorne Creek tourist route. What lies ahead for the c1950 2-bedroom symmetrical cottage encased by some 11ha of Cabernet Sauvignon (clone 159), offering a possible studio plus a sprinkle of farm shedding and outbuildings, hinges on your level of elbow grease. It's rough around the edges, but totally ready for anything the keen opportunist or lifestyle investor is willing to put in. Exploit its sealed road frontage for a boutique cellar door or infuse it all with a French farmhouse vibe against stunning vineyards and you'll have an easy-to-find Airbnb along the Bremer River - and just 10kms from Langhorne Creek wineries, it's bound to appeal to travelling wine enthusiasts. Calf rearing yards could be easily converted for horses, and approximately 9,000 CPC shares come with access to their water infrastructure, expanding its already rich potential. Dabble in winemaking - perhaps you'll bottle your own drop from your own grapes - or refurbish this vast plot for indulgent self-fulfillment, shunning the city rush for a rural backstep with no pressure to venture anywhere... This is what 30 acres of versatility and vines looks like. Location: 8kms to Milang, 10kms to Langhorne Creek, 24kms to Strathalbyn, 68kms to the Tollgate & 82kms to Adelaide International Airport (all approx.) Details: C.T. 5284/554 Allotment 1 / DP 33350 Hundred: Freeling Zone: Rural Horticulture Council area: Alexandrina Council rates: \$1,803.80 per annum approx Land area: 12.1ha (30acs) 3 phase power connection CPC connection + 9,000 CPC shares + stock & domestic supply (non potable) No current rain water supply to home Paul Clifford R&H Rural SA 0427 796 144