

908 Research Road, Stockwell, SA 5355

CENTURY 21

Other For Sale

Wednesday, 22 November 2023

908 Research Road, Stockwell, SA 5355

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 8 m2

Type: Other



CJ Setlhong

Price Guide: high \$900 000.00

Welcome to this exceptional property, where a rare opportunity awaits in the heart of the picturesque Barossa Valley. Situated at 908 Research Road, Stockwell, SA 5355, this 8-hectare orchard property, complete with a beautifully renovated 1930's brick cottage and worker's cottage, is truly a gem in this tightly held region. Whether you're looking to pursue your horticultural or viticultural dreams or embark on another agricultural venture, this property offers it all.

Property Highlights:

- Prime Location:** Only 2 km from the main street of Nuriootpa, this property offers easy access to the Sturt Highway, making it an ideal location for your agricultural pursuits.
- Abundant Sheds:** Generous shedding on the property includes a large cool room, an even larger workshop, and a double garage, providing ample space for equipment and storage.
- Horticultural Haven:** With 8 hectares of land, it easily meets the council's requirement of 4 hectares under vines, making it suitable for a small winery or various other agricultural businesses (STCC).
- Fruit Orchard:** The property boasts a diverse orchard with apricots, apples, pears, prunes, and early nectarines. Enjoy the bounty of Barossa-grown fresh fruit right at your doorstep.
- Renovated 1930's Cottage:** The charming 3-bedroom brick cottage features a spacious country kitchen, a spa bath in the bathroom, and a living room with a large slow combustion heater. Evaporative air conditioning keeps you comfortable year-round.
- Worker's Cottage:** The additional worker's cottage is equipped with a wood heater, a large bedroom, and a full-size bath in the bathroom, offering cozy and comfortable living quarters.
- Sustainable Living:** A 10 kW solar system provides cost-effective electricity, and 3-phase power is available for your future business needs.
- Ample Water Supply:** The property benefits from a 4.9 megalitres' water license for bore water, with Barossa Infrastructure water running past the property. There's also council approval for a large storage tank. In addition, there are some rainwater tanks on the property.
- Organic Potential:** The property is ideal for conversion to organic farming, as it hasn't been sprayed in over 6 years, and minimal chemicals were used in the 6 years prior. Don't miss this rare opportunity to own a piece of the Barossa Valley, where you can create your own agricultural legacy or enjoy the delicious fruits of your labour. Contact us today to schedule a viewing and explore the possibilities of 908 Research Road, Stockwell. This property is a true treasure in the heart of wine country! Imagine owning 20 acres 2 min from amenities of Barossa Valley which includes fine dining, wineries, shops playgrounds, schools etc. For more information or to arrange a viewing, please contact us.

"The Best compliment you can give us is a referral to your family and friends." While every endeavour has been made to verify the correct details in this publication, neither the Agent nor the Vendor accepts liability for any errors or omissions.

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