

Lot 44 Chalk Hill Road, McLaren Flat, SA 5171

Sold Residential Land

Thursday, 19 October 2023

Lot 44 Chalk Hill Road, McLaren Flat, SA 5171

Area: 12 m2

Type: Residential Land



Nick van Vliet
0416088556



John Lewis
0429130444

\$1,720,000

Quality vineyard on 30 acres in the heart of the Township. Chardonnay, Grenache, Shiraz, Cabernet Sauvignon, some over 100 years old. 2 bores, 9.6ML water licence, access to mains water, 15 x 12m and 18 x 9m sheds and 3 phase power. What we love about the property:

- Exciting mix of varietals, IM available upon request
- 2 road frontages
- 2 bores with 9.6ML + 2ML roll over water licence. Depth approx 60m
- Mains water available
- 3 phase power to both sheds and bores
- 6.6KW solar power (28 panels)
- 2014 built Colorbond 15 x 12 x 3.8m shed with insulated walls and ceiling, provision for bathroom and alarm system, concrete floor, 3 phase and 15 Amp power internal and external lights including sensors
- 1990 built 15 x 9 x 3.5m shed with concrete floor, 3 phase and 15 Amp power and lights
- Small wood lot
- 3 large rainwater tanks

For sale for the first time in half a century, this parcel in the McLaren Vale wine region is well positioned for commercial use (stcc). Being located right in the McLaren Flat Township, and at the start/end of the Flat to Vale walking and cycling trail, the perfect location for passing tourists, walkers, cyclists and locals to drop into. Suggested uses include cellar door, restaurant, or perhaps your grand designs home. Come and join the beautiful family friendly community of McLaren Flat. The local school, bakery and more cellar doors are all within walking distance. Come and check it - you're gonna love it!

CT Reference - 6211/913 Council - City of Onkaparinga Zoning - Rural (Ru) Land Size - 30 acres approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice.

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