

**205 Borden Bremer Bay Road, Bremer Bay, WA 6338**

**Other For Sale**

Sunday, 23 June 2024

205 Borden Bremer Bay Road, Bremer Bay, WA 6338

**Bathrooms: 2**

**Area: 43 m2**

**Type: Other**



Jeni Dawson  
0898427932

**\$1,950,000**

• There is a huge opportunity to step into the beautifully maintained and developed facility and take it to the next level or perhaps utilize its substantial infrastructure in a different direction entirely. • The listing price is for Walk in Walk out. • Lot 205 Borden-Bremer Bay Rd is a prime 43.01HA (106Acres) of mixed-use rural land. • Conveniently located only 1km from the roundabout of the new town centre in Bremer Bay. It is the closest rural land available to town. • Over the years Gnorrbup Wines has been host to bus tours, events and sales across the state. • A walk in walk out opportunity with all machinery and stock for the right buyer or perhaps negotiate a vacant take over. Features include, \* Dams, Registered Bore, Rain water storage, cable for 3 phase power,\* 780m<sup>2</sup> of under roof shed, cellar door, cool rooms, loading bay and more.\* All fully fenced, 1 brand new and all others in reasonable condition. \* 3 paddocks for grazing and 5.5HA of reticulated grape vines.\* It has a band of required trees over the water courses and an easement for fire access down the Eastern boundary. \* Networks of gravel driveways for ease of access in all conditions. Please contact me on 0447 790 129 for a fully memorandum of inventory and details.