

**221 Herbert Road, Harvey, WA 6220**



**Other For Sale**

Saturday, 29 June 2024

221 Herbert Road, Harvey, WA 6220

**Bedrooms: 2**

**Bathrooms: 2**

**Area: 11 m2**

**Type: Other**



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## Offers Over \$1,000,000

Sangiovese is a renowned Italian red winegrape with origins going back to the well-known Tuscany region of Central Italy and is one of the most widely grown grape. Sangiovese is now being grown in wine regions across Australia and is a feature of this small acreage property on the outskirts of Harvey with approximately 10 acres in current production. A delightful arbour of trees surround the gorgeous cottage styled home and further enhanced by a good size dam that can be filled from the Harvey Water irrigation system located peacefully on (11.41 ha / 28.19 ac) of fertile land. 10 shares of Harvey water sell with the property with a further 37 shares available for separate purchase. Minutes from central Harvey, 30 minutes to Australind, 90 minutes to Perth, this established vineyard comes with a comfortable cottage home and equipment to produce your wines and is currently producing Sangiovese winegrapes.

**Property Features:** The main dwelling: Two bedrooms, two bathrooms (1 in the outbuilding) Kitchen, dining, family room, laundry. Hardy plank dwelling with iron roof. Internally modernised within 2 years. \*Front sitting porch. Entry foyer via double door leadlight doors. Stunning farmhouse kitchen with island bench, double farmhouse sink, large freestanding oven, gas cooktop, pressed tin backsplash. Spacious dining room with feature pendant light. Sunlit living room with r/c air conditioner, double French doors to the entertaining area. Main bedroom with ceiling fan, r/c air conditioner. Two spacious bedrooms with soft sheer drapery. Original jarrah flooring & skirting boards, panelled ceilings. Bathroom with bath and modern vanity. Internal laundry with w/c. Large elevated decked entertaining area with overhead arbour. Outbuilding with toilet, shower, and laundry trough + outside plumbed bath. Chicken run / farmyard. Open sea container for balmy nights near the vineyard. Lockable sea container next to the shed.

**Other Features:** 11.41 ha / 28.19 ac land. Fertile soil. 10 acres of Sangiovese winegrape. Dripper on wire, one valve controls the vineyard irrigation. 5 paddocks. Pine post fencing. 5 bay Powered workshop (8.5x15m)\* with concrete floor, pallet racking and bench frames. 3 phase converter for 3 phase machinery. Large water tank for back up water to the house. Connected to Harvey water with a filtration system to the house. Dam with pump shed. Extensive irrigation. Gas bottles. 10 shares of Harvey water sell with the property with a further 37 shares available for separate purchase. Bio-max sewerage system. Zoned Intensive Farming / Shire of Harvey. Shire rates \$1295pa \*Water rates \$566pa \*Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.