

35 Church Road, Rowland Flat, SA, 5352



Rural For Sale

Tuesday, 24 September 2024

35 Church Road, Rowland Flat, SA, 5352

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: Rural

Phenomenal Barossa Valley Tourism & Winery Opportunity

Perfectly positioned on a major Barossa Valley tourist route and surrounded by what is believed to be the oldest Mataro vineyard in the world, this incredible property presents an exceptional opportunity to create a business lifestyle in one of the world's premier wine regions.

Situated on 13.05 hectares (32.24 acres), this stunning Barossa Valley property boasts a spectacular double storey residence, tourist accommodation, a fully functional cellar door, micro winery and a 6 hectare vineyard with generous water entitlements and grape supply agreements.

The large lawned areas are perfectly equipped for weddings and functions while the stunning cellar and barrel room is one of South Australia's finest.

35 Church Road, Rowland Flat presents an enviable opportunity in the heart of the world famous Barossa Valley and features;

- A commanding 5 bedroom, 3 bathroom residence boasting multiple living areas, an incredible cellar and breathtaking views over historic vineyards
- Two beautiful cottages currently being used for tourist accommodation, Petit Verdot Cottage and Shiraz Cottage
- A fully functional cellar door and large tasting room complete with bar, fridges, spittoons and toilets
- Fully insulated micro winery/warehouse perfect for wine storage and/or winemaking facilities
- 6 hectare (14.82 acre) vineyard with plantings of Shiraz and Petit Verdot, 9ML of Premium BIL Water and a long term grape supply agreement available
- One of South Australia's finest cellars complete with barrel storage and an enormous round table, perfect for Barossa long lunches
- A large conference centre which could be converted to additional dormitory style accommodation (STCC)
- Substantial lawned areas ensuring the property can accommodate large weddings and functions in a beautifully picturesque setting.

35 Church Road, Rowland Flat isn't just a wonderful property, it presents a multi-faceted opportunity with scope to grow even further to create one of the Barossa's most desirable destinations. Please contact Rohan Semmler from Homburg Real Estate for a confidential discussion and a private viewing.