

467 Twenty Four Road, Karridale, WA, 6288



Rural For Sale

Friday, 30 August 2024

467 Twenty Four Road, Karridale, WA, 6288

Type: Rural



Kingsley Edwards
0893848000

Premier Vineyard in the Heart of Margaret River Wine Region

Nestled in the prestigious southern area of the Margaret River Wine Region, this exceptional commercial vineyard offers a rare chance to own a piece of Western Australia's premier wine country. Known for its commitment to sustainable winegrowing, 467 Twenty Four Road, Karridale is poised for long-term success, providing an environmentally conscious, socially responsible, and economically viable investment.

Sustainable Winegrowing with Potential for Growth

As new members of Sustainable Winegrowing Australia, the current owners have meticulously prepared the vineyard for a sustainable future. Spanning 25 hectares, the vineyard is predominantly planted with premium Chardonnay grapes (93% white and 7% red varieties), supplying a number of major wine producers in the region. The property includes:

- **Abundant Water Supply:** Three dams (55ml, 18ml, and 15ml) with pump sheds and a drip irrigation system across the entire 25ha vineyard, including 13ha ready for planting. The Surface Water Licence allocation of 88,100KL will be included in the sale.
- **Comprehensive Facilities:** A 29m x 9m office/workshop with a concrete floor, a 20m x 8m plant and equipment storage shed, a 13m x 9m double garage adjacent to the residence, and a 10m x 9m fertigation and chemical storage shed.
- **Winery:** 18m x 9m wine production facility with adjoining 18m x 8m crush pad.
- **Residence:** A charming 4-bedroom, 2-bathroom home, perfect for a manager or family, providing comfortable living on the property.
- **Vineyard Details:** 14ha of Chardonnay, with 12.931ha of fallow land ready for planting, 23.5ha of cane-pruned vines, and 1.5ha of spur-pruned vines.

A Stunning Property with Room for Expansion

This visually stunning vineyard, with its gently undulating terrain and well-drained soils, offers both an established business and the potential for further growth. Surrounded by the natural beauty of the region and benefitting from high rainfall, this property is ideal for those passionate about cultivating premium grapes in one of Australia's most sought-after wine regions.

Prime Location for Tourism and Wine Enthusiasts

Set against the backdrop of the Southern Ocean's cooling influence, this vineyard is not just a business but a lifestyle. Located just 36km south of Margaret River town, you'll be at the heart of a thriving tourist area. The property is perfectly positioned near popular destinations such as Witchcliffe, the breathtaking Boranup Karri Forest, the serene Hamelin Bay, and the fascinating Jewel Cave, making it an ideal location for wine tourism and further business expansion.

Don't miss this extraordinary opportunity to invest in a vineyard with a sustainable future, located in one of the world's most beautiful wine-growing areas. Contact Kingsley Edwards today on 0412 90 90 22 to learn more or schedule a private viewing.