

**82 Church Road, Rowland Flat, SA, 5352**



**Rural For Sale**

Friday, 30 August 2024

82 Church Road, Rowland Flat, SA, 5352

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 4**

**Type: Rural**

## **Stunning Property, Wonderful Vineyard**

Perfectly positioned on a major Barossa Valley tourist route with views over rolling hills and historic vineyards, 82 Church Road, Rowland Flat offers an array of exceptional opportunities.

Situated on 16.63 hectares (41.09 acres) and featuring a recent, beautiful renovation, this home/tourist accommodation offers a commanding 6 bedrooms, 4 modern bathrooms, a huge open living area with incredible views and an enormous outdoor entertainment area with a stunning vineyard panorama. The dwelling could either be used as a generous home or continued as tourist accommodation with the ability to house large groups.

Outside, the property continues to impress with a massive 160m<sup>2</sup> shed complete with a conference room, carport for multiple cars and a one bedroom self-contained apartment. The property also boasts 80,000 litres of rainwater capacity.

The 10.2 hectares (25.2 acre) vineyard has been meticulously maintained and features 7.7 of Shiraz (dating back to 1976 plantings), 1.54 hectares of Cabernet Sauvignon and 1.51 hectares of Petit Verdot, all with the option of a contract with a well renowned Barossa Valley winery. The vineyard is irrigated by 16ML of Premium BIL, adding to its appeal.

Quality properties, with a residence of significant proportions, great shedding, exceptional vineyards (with water security) and an incredible position on a main Barossa Valley tourist route, are rare – don't miss this exciting opportunity.