



For Sale

Location: **Nelson Bays**
Asking: **\$3,860,000**
+ GST (if any)
Type: **Agriculture/Hort/Aquatic**

Renowned Nelson winery in enviable location

Award-winning, family-owned wineries are a prized find, and here's one in beautiful rolling countryside outside Nelson that offers even more.

Everything is here for a rewarding lifestyle - immaculate vineyard, a state-of-the-art winery including bottling line and labelling, a large, comfortable home with views, and superb infrastructure, from water/irrigation to farm buildings.

In all, 26.6098 hectares is offered. The adjoining grassland block of 8.31 hectares on its own title and could be developed as vineyard, sold in Freehold or simply continue to lease as grazing land.

The vineyard is in two areas, with vines planted in 2001 and a first vintage release in 2004. Today, the vineyard grows seven grape varieties on 6.8 hectares, producing award-winning wines.

Approximately 10 hectares of land is not planted in grapes, but is contained in several fenced paddocks, all of pasture. Much of this land has potential to be converted for further grape growing.

Built into a slope (to assist with even temperature control), the winery complex comprises one massive central building housing winery, office & lab, barrel/storage, pressing shed, dry/cool Store, chiller an attached processing building above and behind, and a large storage building to the side.

The 282 square metre home sits among large flat lawns and mature trees with a lovely outlook to tranquil country views. It has the main living areas and four bedrooms upstairs, with the downstairs comprising a fifth bedroom, a shower and toilet, a work area with an office, and a large space for admin/despatch, and a double garage.

In addition to the Winery and main residence, there is a large implement shed/workshop with three-phase power and sliding doors at either end and a self-contained workers accommodation complex which houses eight people.

Contact:

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