

50 Arnold Coats Road, Cobdogla, SA, 5346



House For Sale

Thursday, 24 October 2024

50 Arnold Coats Road, Cobdogla, SA, 5346

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Type: House

A Grape Opportunity To Cash In On Vintage!

- A rural property totalling of 15.79 hectares with original cottage dwelling
- Combination of new hybrid vinyl timber planks and tiling throughout
- Two solar systems producing a total of 9.6kw
- 14.04 Hectares of planted well into producing much wine from the vine
- Fully automated irrigation with fertigation system
- Impeccably presented from boundary to boundary
- Abundant high roof open bay shedding plus lockable bays
- Separate second kitchen ideal for commercial cooking
- Contracted to CCW 1.19ha Chardonnay, 1.47ha Colombard, 2.26ha Gordo, 2.55ha Grenache, .41ha Mataro, 2.95ha Pinot Gris & 3.21ha Shiraz
- Majority of varieties in consistently high demand
- 15-year rolling contract to CCW renewed in 2022
- Sale includes 140.170 megs of CIT Water Delivery Rights
- Expectation of production for the 2024 season at least 450 tonnes
- Rent appraised at \$340 - \$370 per week, approx.*
- Council Rates \$2,487 p/a approx.

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