

**104 Greens Beach Road, Beaconsfield, TAS, 7270**



**Rural For Sale**

Thursday, 28 November 2024

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Type: Rural



Max Calvert

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## **Boutique Vineyard Opportunity in Tasmania's West Tamar**

Nutrien Harcourts Tasmania is proud to present an exceptional opportunity to own a boutique vineyard estate nestled in the heart of Tasmania's renowned Tamar Valley wine region. This property spans an impressive 13.1 hectares, with 2.7 hectares under vine and is located on the picturesque edge of Beaconsfield.

This celebrated estate is home to an award-winning portfolio of varietals, including Pinot Noir, Chardonnay, Cabernet Sauvignon and the recently introduced Riesling and Pinot Gris. Among its many accolades, the vineyard boasts the prestigious 'Champion Pinot Noir' title at the National Cool Climate Wine Show for its 2021 Pinot Noir - a testament to the vineyard's viticultural excellence. Notably, the last vintage achieved an impressive average yield of 12 tonnes per hectare, underscoring the productivity and potential of this exceptional property.

Featuring a purpose-built cellar door, where guests can savour the exceptional wines while enjoying breathtaking vineyard views. The addition of kitchen facilities makes the venue ideal for hosting private functions, further enhancing its appeal as a sought-after destination for celebrations and events.

The property also includes a significant investment in its long-term water security, with a deposit already placed for 10ML of water from the upcoming Tamar Irrigation Scheme. This ensures a sustainable water source for future vineyard operations and potential expansions, enhancing the value and resilience of the estate.

Adding to its allure, the property comes with approved plans for three distinct development options, offering incredible flexibility to prospective buyers:

- Convert the existing structure into a 1 bedroom unit, perfect for boutique accommodation (STCA)
- Extend the current structure, transforming it into a spacious 3 bedroom, 2 bathroom home, featuring a master suite with a walk-in robe and ensuite
- Retain the existing structure and construct a separate 3 bedroom, 2 bathroom home, also with a master suite boasting a walk-in robe and ensuite

These plans provide an excellent opportunity to tailor the property to your vision, whether expanding the existing business, creating a luxurious lifestyle retreat or both. Detailed plans will be made available to interested parties.

This is more than a vineyard - it's a lifestyle opportunity and it's a turn-key business. Included in the sale are the 13 hectare property, all essential plant and equipment.

Immerse yourself in the thriving wine culture of the Tamar Valley, a region synonymous with exceptional wines, natural beauty and rich tradition. Contact us today to arrange your private viewing and explore how this extraordinary vineyard can become your legacy in the world of winemaking.