

517 Dog Trap Road, Marchmont, NSW, 2582



Rural For Sale

Thursday, 31 October 2024

517 Dog Trap Road, Marchmont, NSW, 2582

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: Rural



Trish Brewer
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Premium Yass Valley Vineyard and Lifestyle Opportunity

LAWD is delighted to present Mallaluka an exceptional rural lifestyle property with established vineyard. Situated in the Yass Valley a thriving cool climate wine region in the Southern Tablelands of New South Wales, only 55* kilometres from Canberra.

Mallaluka presents a remarkable investment opportunity steeped in both tradition and potential.

A stunning parcel of 16.2* hectares (40* acres), dedicated to a rich variety of grapes and complemented by a small olive grove and productive grazing land.

A beautiful solar passive residence sits perfectly within the established gardens, surrounded by private courtyards and outdoor terrace.

The homestead is based on a Penleigh Boyd concept. 240* square metres of living and consists of: an expansive open plan, kitchen/dining & lounge room; second sitting room; study; entry foyer; and mudroom/laundry.

A segregated principal suite with walk-in & fitted robes, large ensuite & separate toilet. In addition, two double bedrooms (each with built-in robes), guest bathroom and separate toilet.

There is also a 71* square metre, three bay carport under the roof line. All weather access via a granite driveway.

Benefitting from two registered bores, 8* megalitres irrigation allowance, one* megalitre dam and 135,000* litres of rainwater storage supplying the residence. The vineyard, winery and house block have reticulated bore water in endless supply.

Excellent structural improvements including storage shed; machinery and tool shed; and 180* square metre enclosed winery with 45* square metre awning, fully insulated with RC air conditioning and 10amp, 15amp and three-phase power.

Two* hectare vineyard, planted in 2004. Varieties include Cabernet Sauvignon, Cabernet Franc, Malbec, Sangiovese, Shiraz and Nebbiolo. The vineyard produces approximately 15* tonnes of high-quality fruit each year, depending on seasonal conditions.

Located on the Yass Plains, considered to be amongst the best agricultural land in the Yass Valley. Eight* kilometres from Yass, 15* kilometres to Murrumbateman and 243* kilometres from the M5/M7 exit Sydney.

For Sale \$2,225,000

*Approximately

For further information, please contact our agent.

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