

855 Light Pass Road, Vine Vale, SA 5352

Viticulture/vineyard For Sale

Tuesday, 7 January 2025



855 Light Pass Road, Vine Vale, SA 5352

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 4 m2

Type:

Viticulture/vineyard



David Braunack
0418841349



Rohan Semmler
0885632599

Offers Around \$1,000,000

Nestled in between some of the Barossa's best vineyards and just minutes from all three major Barossa towns, 855 Light Pass Road, Vine Vale presents an exceptional opportunity to secure a fantastic property with a manageable vineyard. The 4.04 hectare (10 acre) property features a 1960 built home with four spacious bedrooms, a family bathroom, open plan kitchen and dining as well as two huge living areas. Several split system air-conditioners, a combustion heater and ceiling fans ensure the home is temperature controlled all year round. Outside, multiple sheds (including a leased 16m x 11m currently being utilised as a winery) ensure all the farm equipment is securely stored. The 3.3 hectare (5.7 acre) vineyard, planted predominately to Shiraz (with a small parcel of Merlot) was planted in 1995 and 1997 respectively while a bore helps irrigates the vineyard. Location wise, it simply doesn't get any better. Perfectly positioned in historic Vine Vale, the home is within a short drive of all three major Barossa towns (Nuriootpa, Tanunda and Angaston) while the commute to the CBD is a breeze with the newly completed Northern Connector. If you've been looking for a solid home with great shedding and room to move, look no further than the wonderful 855 Light Pass Road, Vine Vale.