



607 Lyndoch Valley Road, WILLIAMSTOWN, SA 5351

The Barossan Dream

9.48 hectares, 23.42 acres

****To see all property photos please head to the Elders Barossa Website or Domain.com.au** OPEN BY APPOINTMENT.**

This sale presents a fantastic opportunity to own a 24-acre lifestyle property with a traditional 3-bedroom stone cottage, a 1 bedroom, 1 bathroom guest cabin (currently listed on Airbnb) and picturesque views of vineyards, bushland, and gardens.

Live in Nature's haven in an idyllic location and explore a myriad of opportunities: make your own wine from the sustainably-managed 6-acre hobby vineyard or increase its size, continue with the Airbnb or convert it to a wine-tasting room or a coffee shop or use it as an office or extra sleeping/entertaining area. Or lease the land for some extra income - the sprawling 9-hectare expanse comes with endless possibilities. The property's prime location on a tourist route leads to Barossa wineries and attractions, with the road frontage providing easy and comfortable access.

The Guest Cabin (Airbnb) is studio living at its finest with a vaulted ceiling over the

TYPE: For Sale

INTERNET ID: 300P130914

SALE DETAILS

\$1,350,000

CONTACT DETAILS

Barossa

127 Murray Street
Tanunda, SA
(08) 8562 2883
RLA: 62833

Nicola Biagi
0424 975 413

living/bedroom, kitchenette, split system air conditioning, ceiling fan, fully wheelchair accessible, abundance of natural light with the large windows and a stunning decked sitting area overlooking the vines.

The house offers views in every direction, with an incredible vista from the front veranda presenting spectacular views over the surrounding Barossa Valley vineyard countryside. The 1905 ironstone cottage is brimming with character and is spacious as is but also has the potential for extension if desired (STPC). Lovingly renovated and freshly painted, it features high ceilings, a wood heater in the lounge room (with wood in endless supply from the property), Tasmanian oak floors in all living areas, ceiling fans in each room, and a reverse-cycle air conditioner in the lounge room.

Outside the back of the house, the generous-sized entertainment area under a timber-lined pergola overlooks the beautiful garden. The adjacent stone cellar's concrete top serves as a relaxing timber-deck seating area. Additionally, there's a vegetable garden, enclosed playground, and abundance of fruit trees.

Energy-saving features include a 2.5kW solar system (with solar credits at 43c per kW), solar hot water, double-glazed windows and doors, roof insulation, and the high thermal mass of the external stone walls and solid brick internal walls. External blinds on the veranda and a charming vine-shaded pergola contribute to energy efficiency. The property is connected to both mains water and rainwater, with 133,500 litres of rainwater storage in tanks. There's also a double carport and a workshop/storage area near the house, along with a 6x6m paved shed/winery with electricity, air conditioning, and its own paved pergola and parking area.

A true gem of this property is its small Grenache vineyard which includes 110+ year-old vines, producing a magnificent wine exclusively for the owners. The 6-acre hobby vineyard can be extended to double the size if you choose to plant the adjoining paddocks. Current varieties include Grenache, Semillon, and Muscat vines, as well as Mataro, Saperavi, and Vermentin. The vineyard is sustainably dry-grown and chemical-free, making it eligible for Organic Certification if desired.

There are many more opportunities to explore further the property's great potential, or you can simply relax and enjoy. Imagine those warm summer evenings, sitting on the timber deck, sipping on wine made from your own vines, and enjoying the sunset over the vineyard and forest as kangaroos frolic by.

Historic Williamstown is a pleasant walk or short drive away, Gawler is only 15 minutes away, a scenic drive takes you to the ever-popular Adelaide Hills, and Adelaide is just 50 minutes away.

Don't miss your opportunity to purchase this stunning, much-loved property and enjoy all that Barossa living has to offer in one place.

PLEASE NOTE: The previous sales data on REA.com.au and Domain is incorrect. The property was bought in 2006 for \$405,000. It was on 2 titles.

In 2021 the owners moved the boundary south and sold the 2nd title (Lot 608) for \$150,000. In 2023 the new owners of Lot 608 sold it for \$425,000.

Disclaimer:

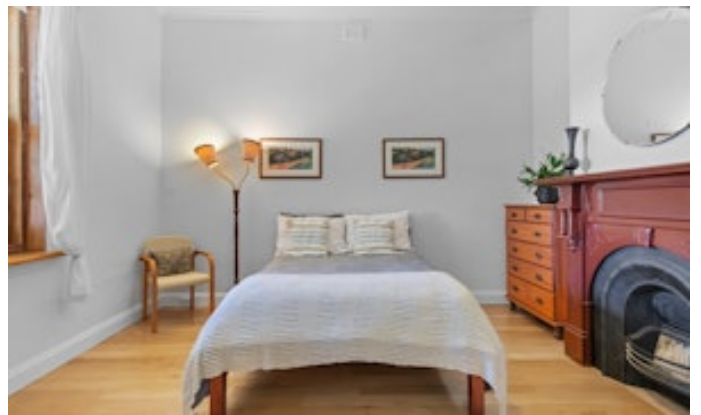
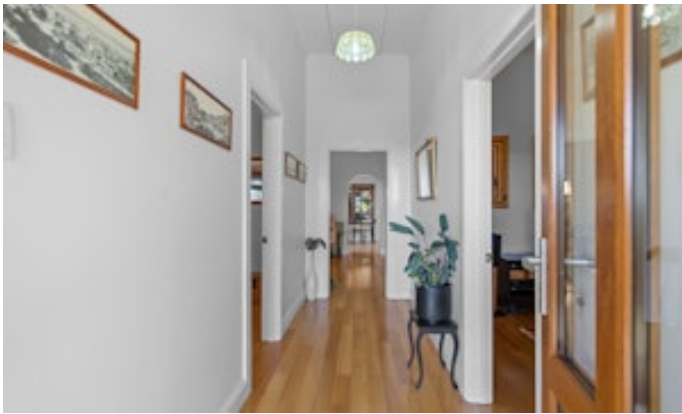
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that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

- Land Area 9.479 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2











607 Lyndoch Valley Road, WILLIAMSTOWN

Living: **122m²** | External: **315m²** | Carport: **22m²** | Total Square: **459m²**

The floorplan drawings provided herein are intended for illustration purposes only. All measurements are approximate and should be considered as such. Details that are intended to be relied upon for any purpose should be independently verified by a qualified professional.

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