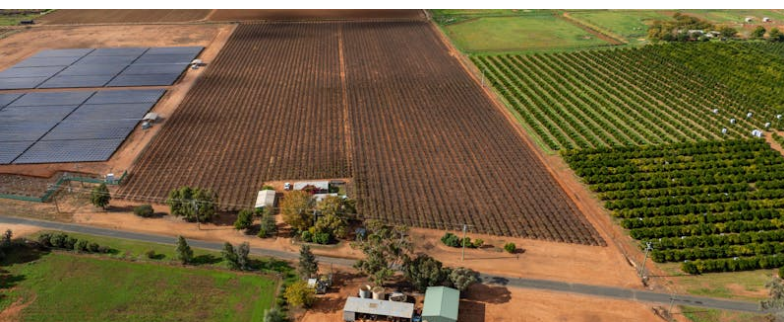




166 Keenans Drive, COOMEALLA, NSW 2717

Earning an income with lifestyle

6.61 hectares, 16.33 acres

An exceptional opportunity to secure a productive horticultural property that combines lifestyle, income, and future potential. Comprising 11.61 hectares (28.68 acres) across two titles, this well-established vineyard offers quality plantings, a comfortable residence, excellent shedding, and includes plant and machinery.

Property Features

Lot 155 â## 6.61ha (16.33 acres)

- * Comfortable home 3 bedroom with built in robes, study or 4th bedroom.
- * Renovated kitchen, large lounge, new carpets, split system heating/cooling.
- * New ducted evaporative air conditioner, slow combustion wood heater.
- * Lock up 4 bay garage, open front machinery shedding and filtration system
- * Fully planted to strong-performing Gordo vines

TYPE: For Sale

INTERNET ID: 20P2850

SALE DETAILS

P.O.A.

CONTACT DETAILS

Elders Mildura, Robinvale & Wentworth

143 Lime Ave, 3500 79-81

Perrin Street, 3549 34

Darling Street, 2648

MILDURA, VIC

5018 6800 5026 3050 5027 3411

Marty Deacon

0429 953 365

Lot 108 5.00ha (12.35 acres)

- * Open Front Machinery shedding suited for larger machinery or grape harvester.
- * Chemical storage facilities

Planted to:

- * 1.58ha (3.94 acres) of Gordo
- * 2.15ha (6.20 acres) of Chardonnay

Income-Producing Vineyard

The established Gordo and Chardonnay plantings provide reliable and regular production with an average of 430 wet tonnes for Gordo and 80 wet tonnes for chardonnay. The owner has established a strong and professional relationship with a local winery and has secured an outlet, with his fruit being taken annually. On average approximately his product of Gordo @ \$320 per tonne and Chardonnay @ \$340 per tonne. The operating production costs being approximately 40% to 50% of the income.

All varieties are irrigated via a drip irrigation system, ensuring efficient water use and low operating costs. An added advantage is the mains pressure supply to the property, eliminating the need for a pump and significantly reducing irrigation expenses.

The property has been developed and maintained by a highly respected and reputable grower, with the quality of the vineyard and infrastructure evident upon inspection. Vendor claims 10 hrs per week will be sufficient to run the property allowing time a main job if required.

This is an ideal opportunity for those seeking a rural lifestyle while enjoying the benefits of a proven income-producing enterprise being offered on a walk in walk out basis.

Contact the agent to arrange an inspection and discuss the price range.

Marty Deacon

Director | Elders Real Estate Mildura

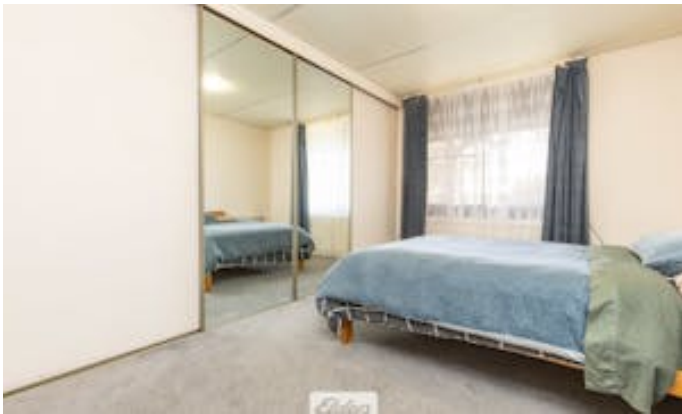
- Land Area 6.608517 hectares
- Bedrooms: 3
- Bathrooms: 1



HOMESTEAD

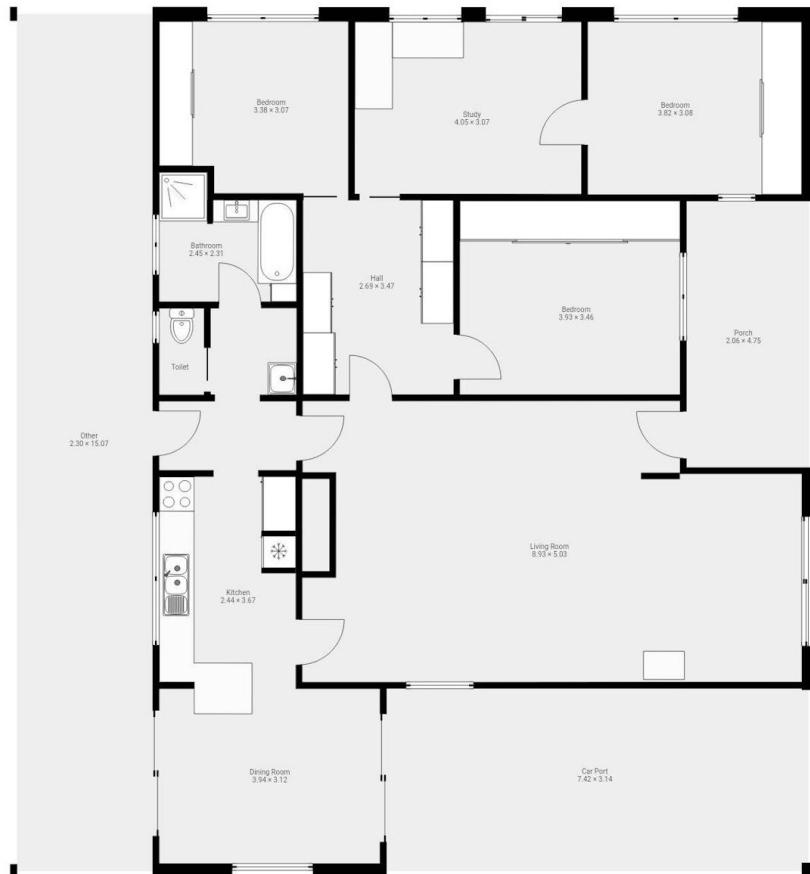
Bedrooms	3
Bathrooms	1











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