



## Lot 28/241 Clews Road, COWARAMUP, WA 6284

Exclusive Vineyard Ownership with Holiday Access

**2.62 hectares, 6.47 acres**

Elders Real Estate presents this great entry-level opportunity in the Margaret River wine region:

- a 2.62-hectare\* vineyard lot within the well-known Margaret River Vineyard Estate (MRVE) in Cowaramup.
- a strata vineyard, ideal for those looking to join the wine industry without the overhead of a standalone vineyard operation.
- this lot is 100% dedicated to viticulture, currently planted with 27-year-old Chardonnay and Cabernet Sauvignon vines.
- Strict strata guidelines prohibit any additional structures, including caravans, sea containers, or residential buildings - ensuring the lot remains purely for grape growing.

As part of the strata, owners also enjoy access to two shared, award-winning holiday homes, with a rotational booking system providing two-week+ retreats. These homes offer a unique lifestyle benefit, allowing owners to enjoy the vineyard region with family

**TYPE:** For Sale

**INTERNET ID:** 300P164933

**SALE DETAILS**

**\$200,000**

**CONTACT DETAILS**

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Clemence Haselgrove**  
0407 725 424

and friends while maintaining a low-maintenance viticulture focus.

Managed under a non-profit system with Crystal Farm Pty Ltd, the vineyard offers a smooth transition for new owners, or the freedom to take over management and make it your own.

Pre-disclosure strata statement available on request.

\* Buyer's Note: All measurements/dollar amounts are approximate. Boundaries in images are indicative only. Buyers should conduct their own due diligence, including a visual inspection, before making an offer and should not rely solely on this advertising.

- Land Area 2.62 hectares





