



## 200 Braeside Road, FINNISS, SA 5255

Formby Park Spectacular Lifestyle & Income – Finnis, SA

**70.40 hectares, 173.96 acres**

Set on approx. 174 acres (70.4 hectares) in the heart of South Australia's sought-after Finnis region, this breathtaking estate offers the ultimate blend of lifestyle, legacy, and income. With 24 Ha of premium vineyard, established by iconic winemaker Greg Trott (Wirra Wirra), and additional cropping and grazing land, this is a rare opportunity to secure a blue-chip rural holding with diverse revenue streams and lifestyle appeal.

### Key Features:

- 24.28 Ha (60 acres) of established vines â## Cabernet Sauvignon, Shiraz, Sauvignon Blanc & Semillon
- Consistent yields averaging 200 tonnes annually over 20 years
- Vineyard infrastructure established by Greg Trott to elite commercial standards
- SWA-accredited sustainable vineyard
- 57 ML water license (2 bores), plus approx1 Km of Finnis River frontage and

**TYPE:** For Sale

**INTERNET ID:** 300P183885

**SALE DETAILS**

**Best Offers Over \$2.2M**

**CONTACT DETAILS**

**Sylvia Jemson-Ledger**  
Hills & Fleurieu  
0487 301 390

beautiful picnic areas, large redgums

- 20.23 Ha currently under barley; remainder suited to cattle grazing
- New cattle yards, electric fencing, & ample shedding (implement, bore, irrigation)
- Three-phase power and full operational infrastructure
- Converted shed with kitchen, bathroom, bedroom & living area â## perfect for on-site accommodation or a potential cellar door (STCA)

### A Living Legacy

This vineyard carries the visionary mark of Greg Trott, founder of Wirra Wirra and a pioneer in Australian winemaking. His passion for sustainability, quality, and innovation is embedded in the design, layout, and enduring performance of the vines.

### Lifestyle Meets Productivity

Whether you're a winemaker, investor, or lifestyle buyer, this property delivers:

- Proven viticultural performance
- Multiple income streams â## viticulture, cropping, grazing, potential wine brand or tourism venture
- Picturesque rural setting in a premium wine region
- Modern comfort with rustic charm in the converted residence
- Ideal base to create a boutique wine label, expand operations, or simply enjoy a tranquil rural lifestyle with income

### Award-Winning Potential

The current owner has already achieved silver at the Fleurieu Wine Show with professionally made wine â## showcasing the estate's commercial and creative potential.

200 Braeside Road, Finniss

A landmark estate offering scale, legacy, and opportunity in one of South Australia's most desirable wine regions. Contact us today to explore this rare lifestyle property with the potential to shape your future.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

- Land Area 70.4 hectares

















