



137 Taverner Road, CURRENCY CREEK, SA 5214

The Finniss River Vineyard – A Premier Waterfront Vineyard Estate

55.70 hectares, 137.63 acres

The Finniss River Vineyard – A Premier Waterfront Vineyard Estate with Bed & Breakfast Potential

Offered as a whole – Two Titles | 54.6 Hectares (135 Acres)

Waterfront | Vineyard | Marina | Olive Grove | Accommodation | Cellar Door | Versatile Income Potential

Welcome to The Finniss River Vineyard, a rare and exceptional opportunity to acquire a premium waterfront estate in the heart of South Australia's thriving Fleurieu Peninsula wine region. Spanning approximately 54.6 hectares (135 acres) over two titles, this picturesque property offers a unique blend of agricultural productivity, lifestyle appeal, and diverse income-generating potential.

Vineyard Excellence

TYPE: For Sale

INTERNET ID: 300P185559

SALE DETAILS

**Best Offers Over
\$3.5Mil**

CONTACT DETAILS

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Boasting approximately 32.43 hectares (80 acres) of well-established vineyard, this high-performing estate produces an average of 350 tonnes of premium wine grapes annually. Grown varieties include Shiraz, Chardonnay, Pinot Noir, Nero d'Avola, Montepulciano, Gamay, Roussanne, Sauvignon Gris, Saperavi, and Primitivo-sought after by boutique winemakers and ideal for premium wine production. The vineyard is trellised to the highest commercial standards, allowing for mechanical harvesting and efficient vineyard management.

Spectacular Waterfront Location with Marina

With 1.5 km of Finnis River frontage, the property is a standout in terms of natural beauty and irrigation potential. A private jetty and small marina add incredible lifestyle and tourism appeal-perfect for boating, fishing, and waterfront relaxation. The secure 91 megalitre Murray River water license ensures consistent water supply for viticulture, livestock, and cropping.

Lifestyle & Accommodation ### Ideal Bed & Breakfast Setup

The main residence offers dual living options-upstairs includes 3 bedrooms, a kitchen, bathroom, and spacious lounge with panoramic views of the river and vineyard. Downstairs features a self-contained one-bedroom unit, ideal for guest accommodation or a potential Bed & Breakfast (STCA). Totally off the grid with 20 KW solar power

A charming converted shed has been transformed into a second dwelling or cellar door, complete with kitchen, bathroom, open living space, and slow combustion heater-perfect for tourism, farm stays, or owner/manager accommodation.

Extensive Infrastructure

- Large implement & machinery sheds
- Workshop with accommodation & mezzanine floor
- Pump & irrigation sheds
- Cattle yards
- Two helicopter pads ### tailored for tourism or VIP access
- Jetty and small private marina

Diverse Agricultural Use

Beyond the vineyard, the property supports:

- Over 120 mature olive trees, with potential for boutique olive oil production
- Grazing land suitable for cattle or small-scale cropping
- Ideal balance of lifestyle and agricultural use

Location ### Blue-Chip Region

Situated in the blue-chip Currency Creek area, the property offers both seclusion and accessibility-just minutes from the celebrated Fleurieu wine and tourism trail. Close

proximity to Goolwa, Strathalbyn, and the stunning South Coast beaches enhances its appeal as a lifestyle or tourism investment.

Key Features at a Glance

Total Area: 54.6 Ha (135 Acres) across 2 titles

Allotment 9: 29.05 Ha | Allotment 10: 25.50 Ha

Vineyard: 32.43 Ha (80 Acres) â## 350 tonne average yield

1.5km river frontage with private marina & jetty

91 Meg Murray River water license

Dual accommodation ideal for B&B or guest stays

Converted shed/cellar door with kitchen & bathroom

Over 120 olive trees â## potential boutique olive oil brand

Extensive infrastructure: machinery sheds, cattle yards, helicopter pads

Prime location in Currency Creek, Fleurieu Peninsula

A Rare Investment Opportunity

The Finnis River Vineyard represents an extraordinary opportunity to secure a high-performing vineyard with established infrastructure, water security, and enviable lifestyle appeal. Whether you're a winemaker, investor, or seeking a boutique B&B venture, this versatile estate ticks every box.

Enquire today to arrange a private inspection and experience the charm and potential of this one-of-a-kind waterfront vineyard.

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 55.7 hectares
- Bedrooms: 5
- Bathrooms: 4

HOMESTEAD

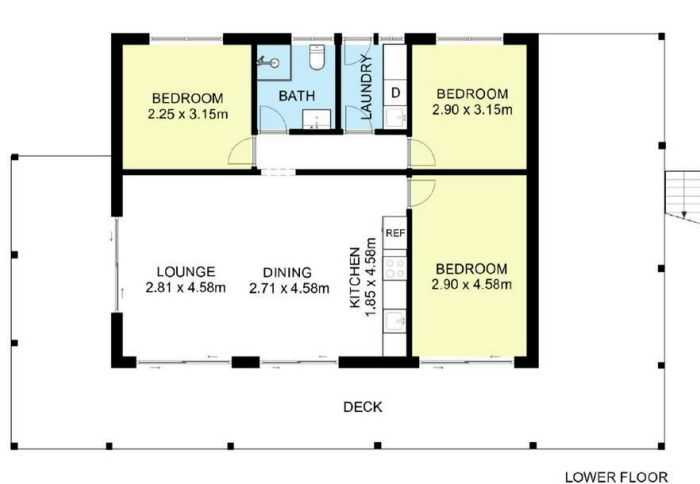
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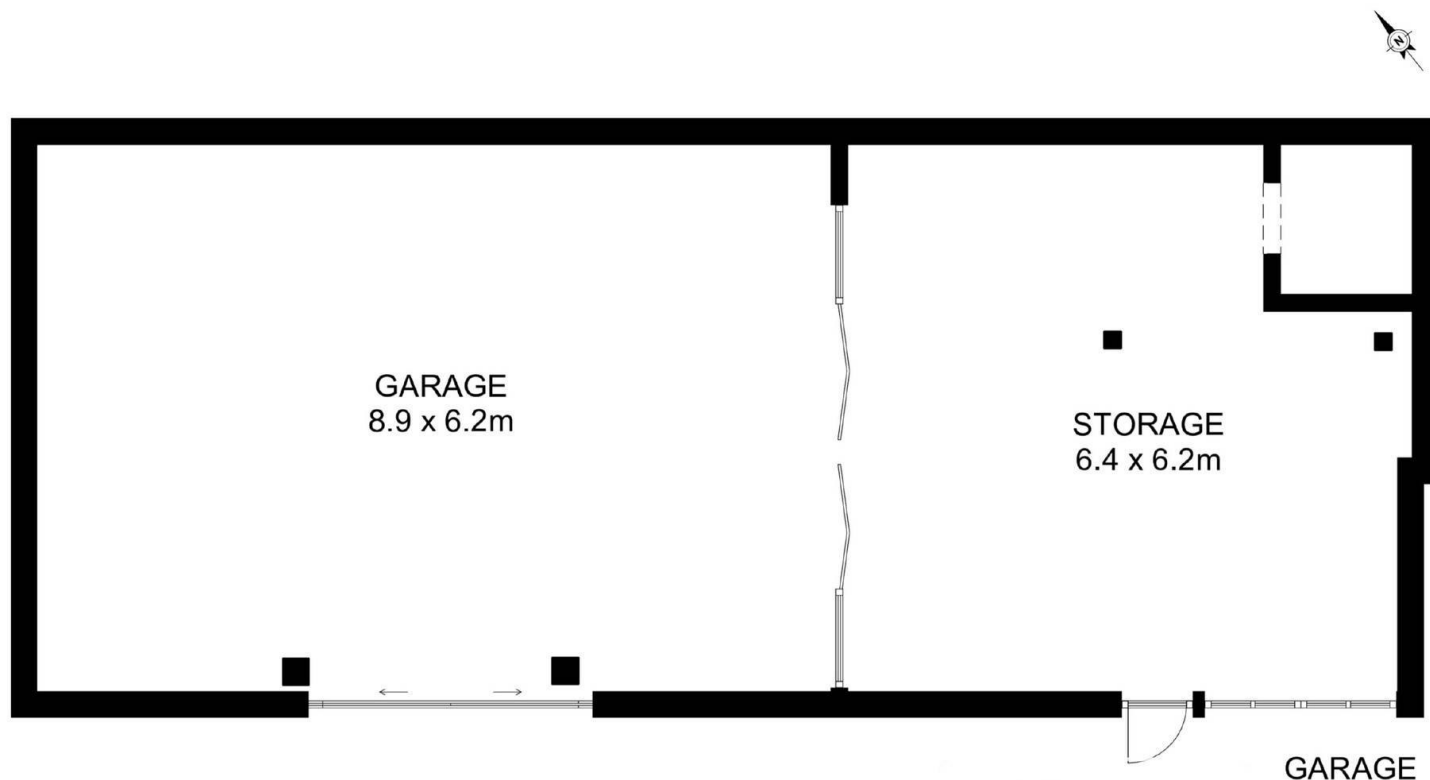






137 Taverner Road, Currency Creek

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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