



Lot 54 Tank Road, AUBURN, SA 5451

'Bass Hill' – Elevated Clare Valley Vineyard with Iconic Views & Premium Provenance

30.50 hectares, 75.37 acres

Country, Craft & Capability in the Heart of the Clare Valley

A once in a lifetime opportunity, 'Bass Hill' offers a rare chance to secure a landmark vineyard where premium production meets relaxed country living.

Elders Real Estate is proud to present 'Bass Hill', a tightly held Clare Valley vineyard renowned for quality fruit, sweeping rural views and genuine lifestyle appeal. Set in a beautifully elevated position overlooking the valley toward Auburn, the property presents an ideal opportunity for those looking to expand an existing vineyard portfolio or for buyers seeking a peaceful country lifestyle in one of Australia's most celebrated wine regions. With elevated building sites available (STCC), the property offers flexibility, privacy and long-term appeal.

'Bass Hill' features a diverse planting of premium red and white varietals, including Riesling and Pinot Gris, plus prized Wendouree clones of Shiraz, Malbec and Mataro, thoughtfully positioned across varying aspects. The fruit is blended into the stunning Koonowla Estate range. Located just 3km from Auburn and 120km north of Adelaide,

TYPE: For Sale

INTERNET ID: 300P192317

SALE DETAILS

**EOI Closing midday
4/03/2026 (USP)**

CONTACT DETAILS

**Elders Real Estate Clare
Valley / Burra**

230 Main North Road
Clare, SA
08 8842 9300

Julie Gabe
0438 836 508

the vineyard enjoys an elevated, well-drained position with secure water supply.

Key Features:

30.50ha (75.4 acres*) total area

27.63ha (68.27 acres*) planted vineyard

11 varieties across 21 clones

26mL water entitlements included

Elevated position with sweeping Clare Valley views

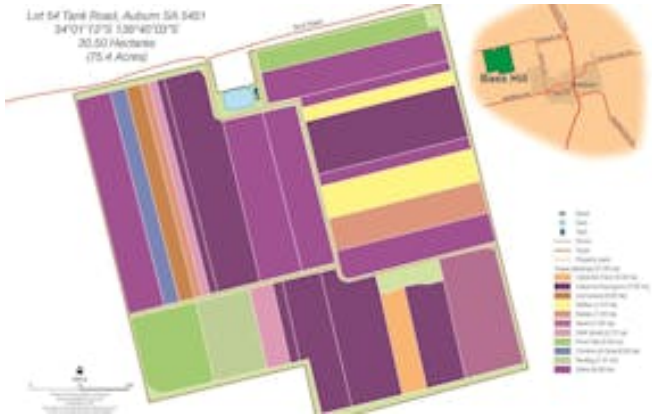
Lifestyle and building potential (STCC)

A rare opportunity for the astute investor, established grower or lifestyle buyer to secure quality, scale and position in a tightly held Clare Valley location.

For Information Memorandum, please contact Julie Gabe 0438 836 508

- Land Area 30.5 hectares

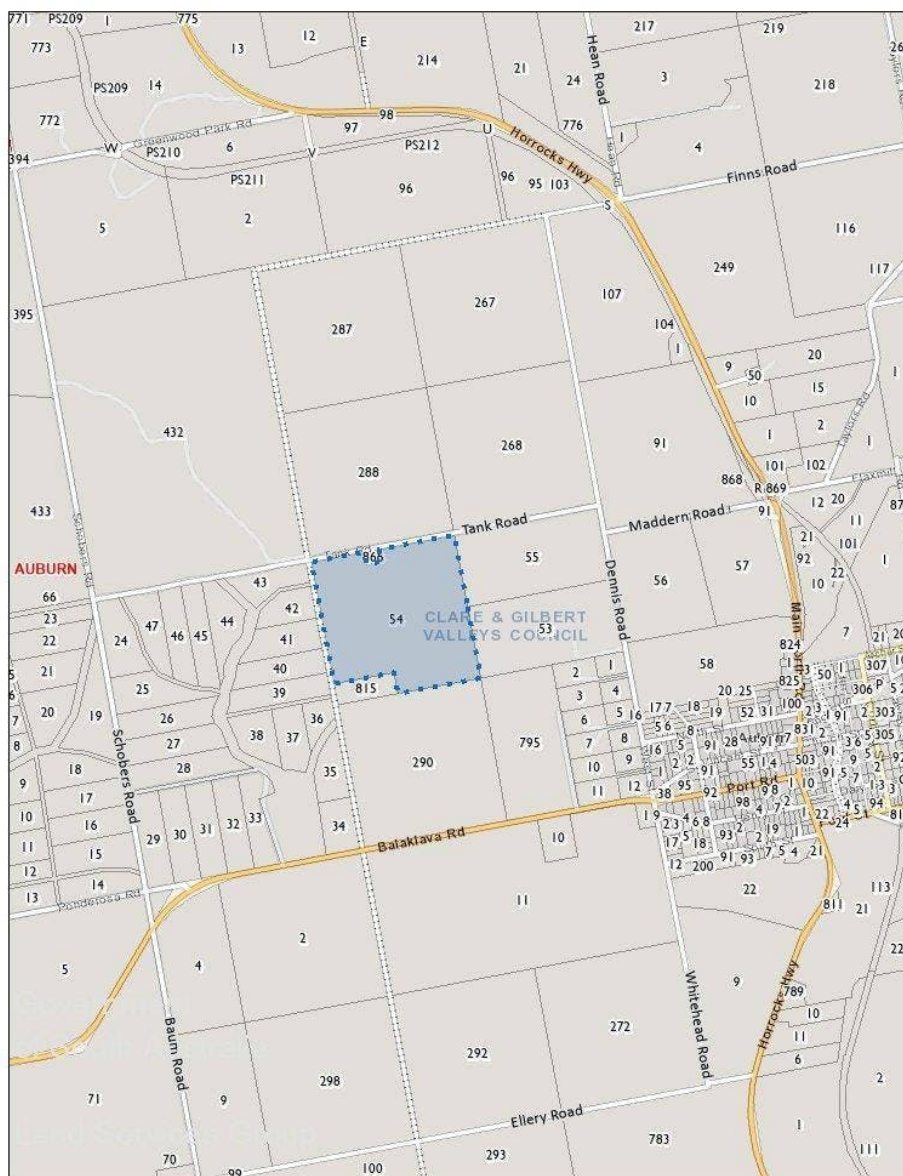




SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

Date created:
November 9, 2022



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