301 Padbury Avenue, MILLENDON, WA 6056

Rare Opportunity: Iconic 100-Year-Old Grenache Vineyard & Boutique Winery – Tyler's Vineyard, Swan Valley

Quintessential Swan Valley Lifestyle: Historic 100-Year-Old Grenache Vineyard + Charming 3x1 Farmhouse + Rustic Cellar Door + Versatile Barn with Stables â## Tyler's Vineyard

Own a piece of Swan Valley pioneering history at 301 Padbury Avenue, Millendon â## Tyler's Vineyard, the family-run boutique winery celebrated for its century-old vines, authentic charm, and warm hospitality just 30 minutes from Perth.

This complete, sustainable lifestyle property offers productive heritage vineyard, comfortable residence, engaging cellar door, versatile outbuildings, and a secure 5,750 kL water licence - critical for reliable irrigation in WA's oldest wine region facing groundwater pressures.

Vineyard & Water Highlights:

Secure 5,750 kL Water Licence â## Annual groundwater entitlement (bore-sourced)

TYPE: For Sale

INTERNET ID: 300P193197

SALE DETAILS

Mid to High $2M

CONTACT DETAILS

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supporting recent irrigation of the vines, ensuring health, consistency, and quality in a dry climate where allocations are tightly managed and often reduced - a key asset for long-term viticulture viability and potential growth.

Minimal Chemical Inputs â## Low-intervention management that harnesses the resilience of these mature heritage vines, minimizing synthetic sprays for naturally intense, authentic fruit-aligning with sustainable practices that appeal to eco-conscious buyers and preserve the region's classic character.

100-Year-Old Grenache Vines â## Planted in Swan Valley's early days; low-yield, recently irrigated for enhanced depth and flavour, producing standout Grenache reds, rosÃ©, sparkling, and unique styles (Pearl, Liqueur) with loyal fans and awards.

Cellar Door & Grounds:

Rustic Cellar Door â## Endearing "fancied-up shed" with exposed timber poles, corrugated iron, and a welcoming lean-to overlooking expansive grassed paddocks and views to the barn - ideal for relaxed tastings, events, or farmyard vibes.

Genuine atmosphere with roaming animals (geese, sheep, ducks, dogs) and unique perks like free custom bottle label making; 5-star reviews praise the down-to-earth, family feel.

Barn & Outbuildings:

Classic Barn â## Includes 3 walk-in walk-out stables for horses, livestock, storage, or flexible uses (e.g., workshops, guest facilities, agritourism).

Adds rural versatility for equestrian pursuits, farm stays, or expanded winery support.

Residence Features:

Timeless 3-Bedroom, 1-Bathroom Farmhouse (circa 1956) â## Full of character and warmth.

Spacious Farmhouse Kitchen â## The heart of the home for family cooking or entertaining.

Large Open Living Area â## Light-filled and adaptable for living or gatherings.

Separate Studio â## Versatile for guests, creatives, office, or private tastings.

Property Overview:

Approx. 3.16 ha (7.8 acres) â## Prime Swan Valley land with scenic views, easy Perth access, and proximity to tourism hotspots.

Established boutique operation with proven appea l- ready for continuation, gentle expansion (e.g., low-input events or experiences), or private rural enjoyment.

This soulful heritage estate blends history, sustainability, functionality, and charm - perfect for wine enthusiasts, families, or investors valuing secure water access and minimal intervention viticulture in Australia's premier heritage wine region.

Expressions of Interest Invited â## Private inspections by appointment. Secure this rare Swan Valley legacy today!

Other features: 3 Phase Power, Area Views, Toilet Facilities

- Land Area 3.16 hectares
- Bedrooms: 3
- Bathrooms: 1
- 4 car carport