



112 Swinstead Road, BARMERA, SA 5345

Lifestyle Opportunity with Income Potential

Set on approximately 6.072 hectares and surrounded by established gardens, expansive lawns and thriving Cabernet Sauvignon vines, this well-maintained AV Jennings brick veneer home offers the perfect blend of lifestyle and productivity just minutes from the Barmera township.

Built in 1996, the home features an open plan kitchen, dining and lounge area designed for comfortable everyday living. The kitchen is equipped with electric appliances and rangehood, while the main bedroom includes a built-in wardrobe. Centrally positioned, the bathroom offers a separate bath, shower alcove, vanity and mirror. Year-round comfort is assured with split system air conditioning and ceiling fans throughout.

Step outside and enjoy the peaceful surrounds with fenced areas ideal for children and pets, beautifully maintained gardens and multiple entertaining spaces beneath the verandas. Additional improvements include a double carport, powered double garage with earth floor, chemical shed and chook yard.

The property's vineyard is planted to 5.6ha Cabernet Sauvignon and is currently contracted to CCW and Kingston Estate Wines, producing an average yield of approximately 160 tonnes per year. Irrigation is via dripper system with fully computerised fertigation that can be operated remotely, Enviroscan irrigation monitoring system. Water supply is supported by rainwater storage, CIT (Central Irrigation Trust) and Water Delivery Rights of 50.060 megalitres.

TYPE: For Sale

INTERNET ID: 300P196213

SALE DETAILS

\$535,000

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

Karen Nash

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An inviting arbour of established trees creates a picturesque entrance to the home while providing separation between the residence and vineyard. Currently leased to long-term tenants, this property presents an outstanding opportunity for investors, lifestyle buyers or those looking to enter the horticultural industry.

A versatile rural lifestyle opportunity in a highly regarded Riverland location.

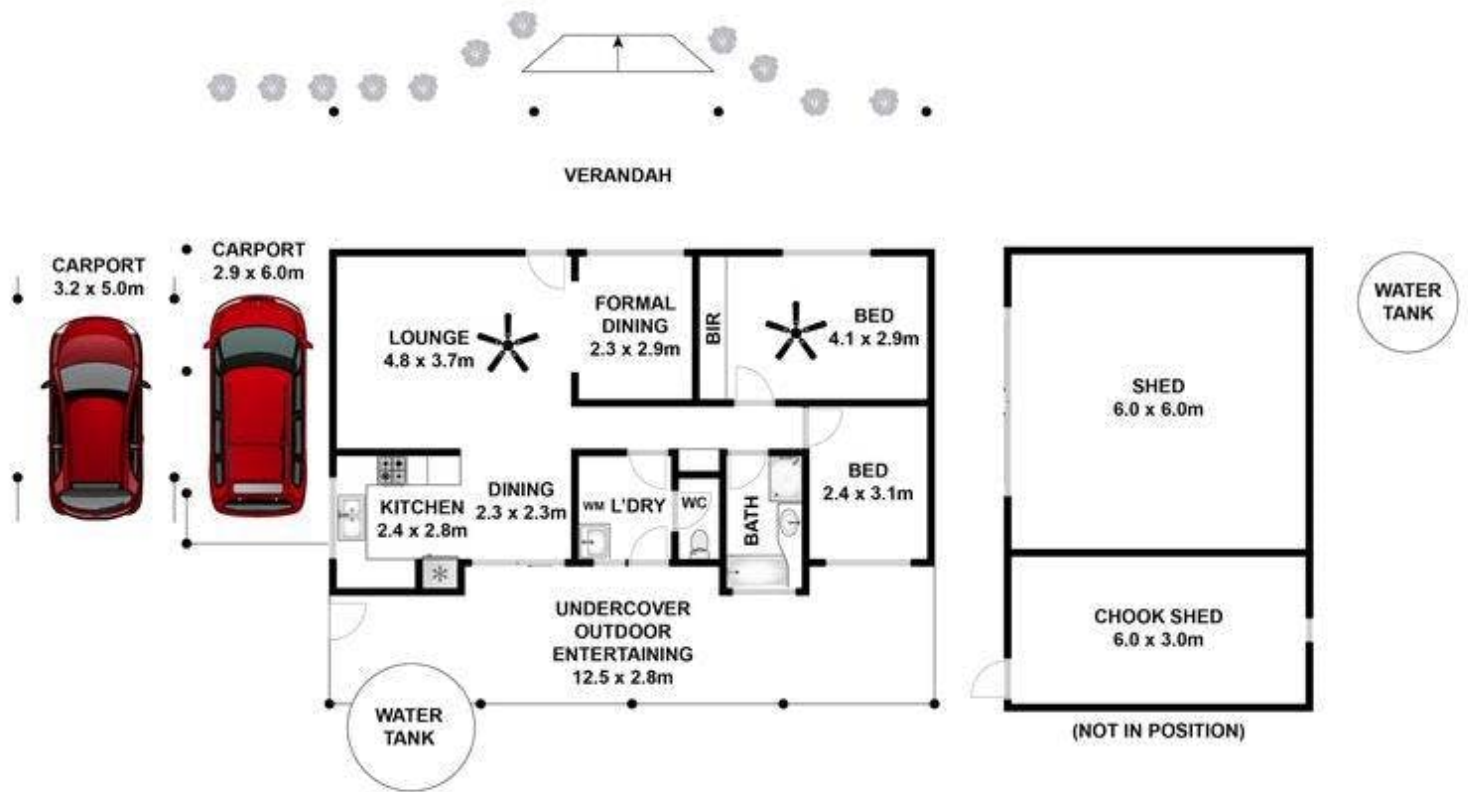
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RLA62833

- Land Area 6.072 hectares
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 2









Approx House Area 79m²

Whilst bwrm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

112 Swinstead Road, Loveday

Elders Real Estate