



## 181 Taylors Hill Road, WILLUNGA, SA 5172

Unique & Luxurious Rural Living

**75.00 hectares, 185.32 acres**

Some properties command your attention, Romley Estate is one such property.

The bliss and tranquility encapsulated by this distinguished estate is one not commonly found.

Romley offers a uniquely grand lifestyle choice within reach of modern convenience and overlooking the internationally recognized McLaren Vale wine region.

With its extraordinary panoramic views and lush surrounds, Romley will provide you with a sense of delight as soon as you enter the property. Every aspect of the estate and open plan living areas enjoy stunning landscapes, and your attention may be forever drawn to them.

Significant upgrading and meticulous planning has resulted in all interior finishes to the home providing opulent and practical accommodation and living.

**TYPE:** Sold

**INTERNET ID:** 300P35252

**SALE DETAILS**

**\$3.55m - \$3.75m**

**CONTACT DETAILS**

**Ross Coleman**  
0427836733

Those with a passion for animals will have unlimited choice - either to continue the current equine and cattle breeding operation or pursue any other interest, given the extension of water to all paddocks.

Romley Estate may also provide an opportunity to capitalise on the now thriving trend of luxury camping, accommodation or tourism opportunities (stpc).

Your opportunity to seize a premiere luxe country holding has arrived.

At a glance, Romley Estate provides â##

â#c 75 hectares of premiere Willunga hills land

â#c A completely remodeled home including a stylish entertainer's kitchen, dining and living area

â#c Significantly upgraded water reticulation, irrigation system and fencing

â#c Fourteen designated paddocks all with water supplied

â#c Automated Bore, two pumps and new automated pressure pump

â#c Three water tanks including header tank totaling 130,000L

â#c Water license of 18.7ML (with ability to carry unused entitlements forward)

â#c Existing olive grove with autonomous Hunter irrigation system and seven different varieties.

â#c Packing, Storage or Machinery shed with 3 phase power, 15 kw solar, a/con, rain water storage & functional preparation area

â#c Three horse bay stable, wash and dressage area for equestrian enthusiasts

â#c Opportunity to establish luxury accommodation or tourism ventures (stpc)

The business is also available for acquisition; with its established brand, product line, online sales platform, plant and equipment and premium retail partners. The 15 acre olive grove on the estate provides the foundation for the creation of a range of epicurean products; including table olives and award-winning oils. The boutique business offers the new owner, the option to acquire an established brand and products along with premium retail partners, including Angove Winery, Jagger Fine Foods, The Star of Greece and Dowie Doole wines.

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.

- Land Area 75 hectares
- Building Area: 247.00 square metres
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

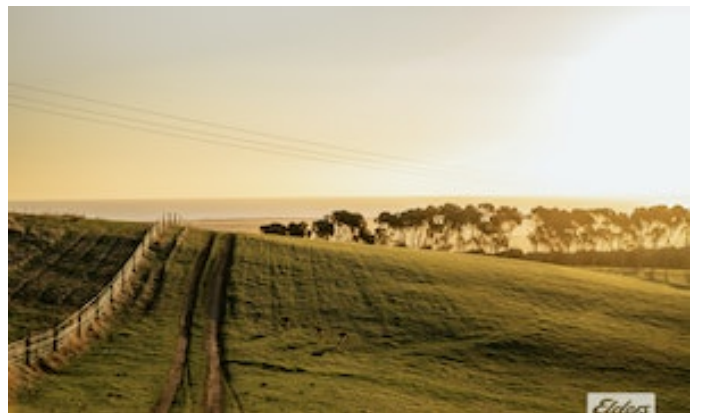
Bedrooms	4
Bathrooms	2
House Area	247.00 square metres





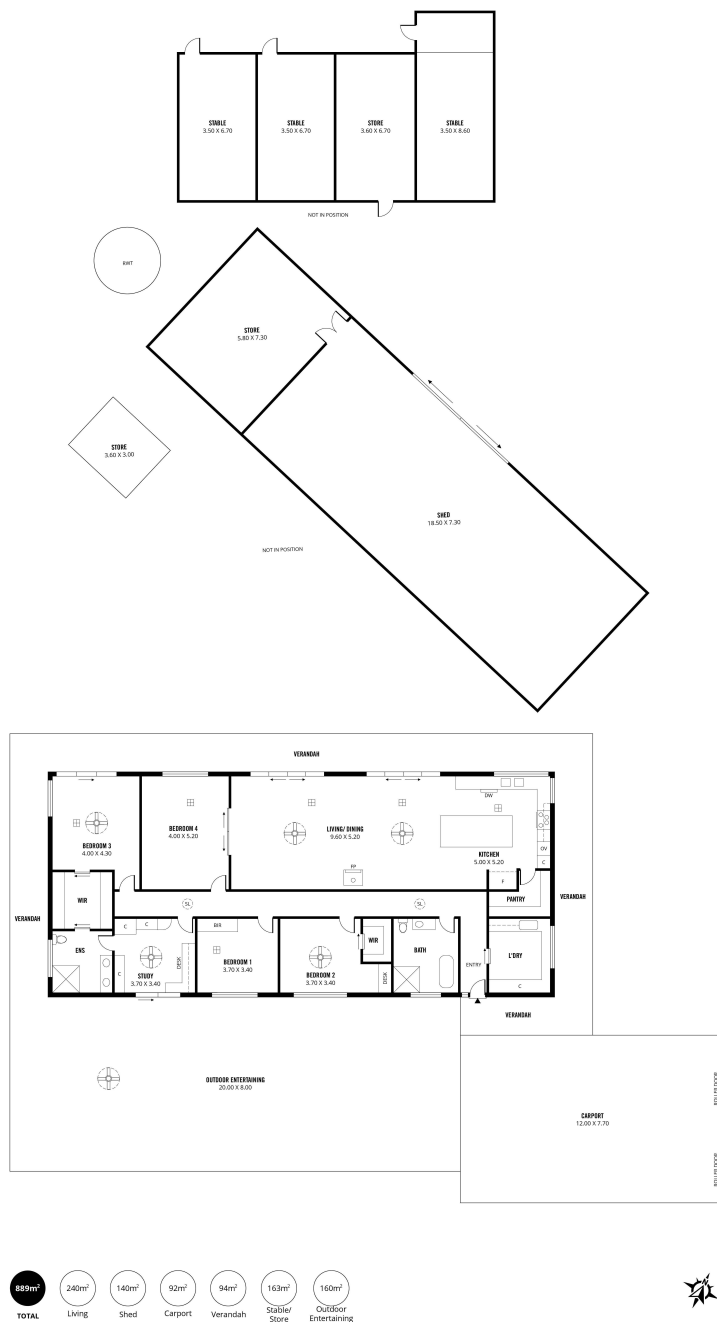






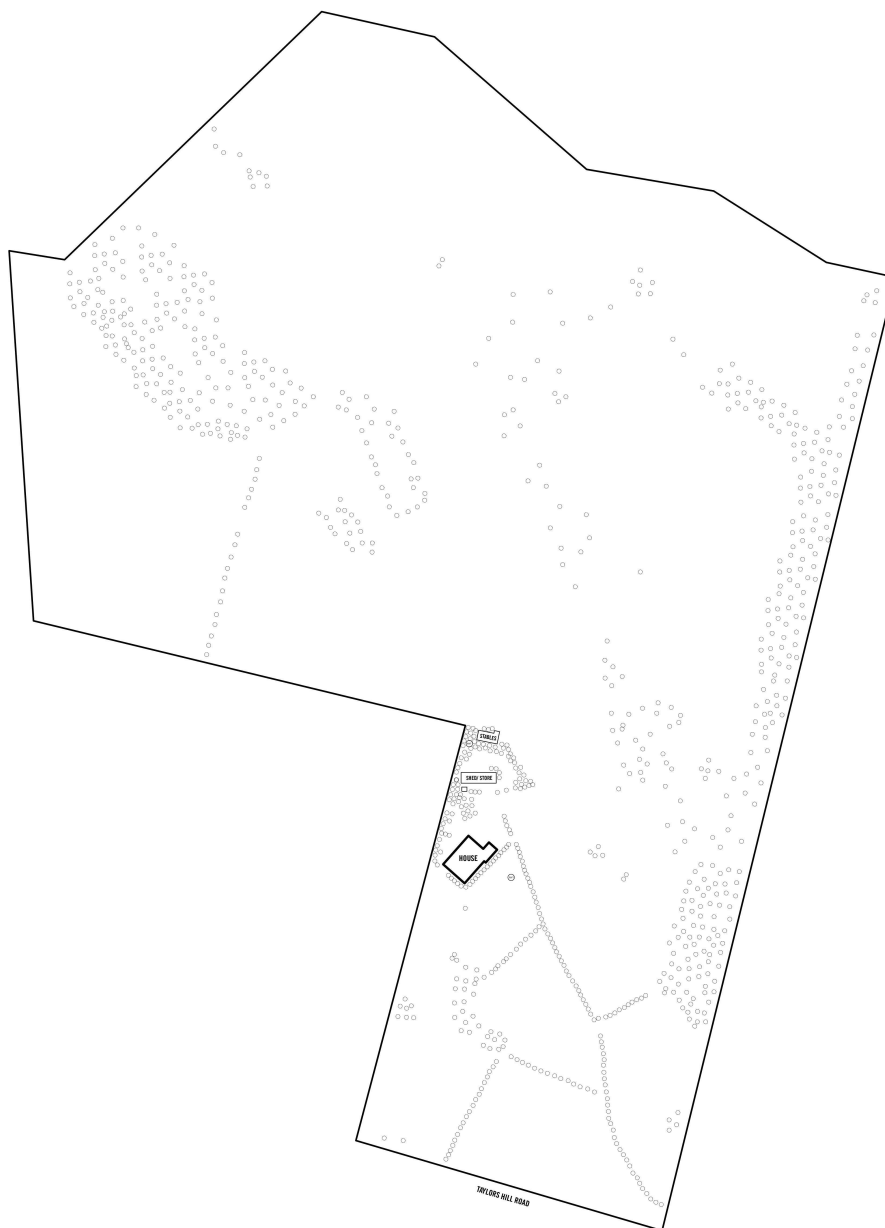






Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be correct upon should be independently verified. Produced by The Potbury Group





**SITE PLAN**  
(NOT TO SCALE)

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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