



## 17129 Sturt Highway, BARMERA, SA 5345

### Immaculate Vineyard and Residence

#### Vineyard:

11.04ha in total, approximately 24 acres planted to vines

Varieties include: Chardonnay, Cabernet Sauvignon, Shiraz & Gordo, combination of own and root stock.

All on dripper irrigation with red light/green light electronic water system

CIT Water Delivery Rights Included

Fertigation tanks and pump

6 x 9 chemical, plant and equipment shed

#### Home:

The 2/3 Bedroom home is spacious with a country feel. Open plan timber kitchen, dining/family area with polished pine floorboards, hotplates, under bench oven and dishwasher. Generous size carpeted lounge room has built in timber bookcase and

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**TYPE:** Sold

**INTERNET ID:** 300P69578

#### CONTACT DETAILS

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Karen Nash**

0437 236 669

corner cabinet. Great storage with built in robes to both of the main bedrooms. Main bathroom has separate bath, shower alcove and vanity, with the second bathroom having a shower alcove and vanity. Huge laundry with ample storage and double trough. Climate control consists of split system air conditioning and ceiling fans. The living area opens to a generous size undercover paved entertaining area. Two open carports, large shedding has been divided up into 3 sections, one being lined for a games/gym/family room. House is on SA and rainwater.

Home is currently tenanted at \$350 per week.

RLA 62833

- Land Area 11.04 hectares
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 6









