



## 114 Ansons Bay Road, ST HELENS, TAS 7216

Privacy and Lifestyle Choices on the East Coast Tasmania

This idyllic lifestyle, situated on nearly two hectares, known as Sterling Heights Vineyard, offers a unique blend of productivity and tranquillity just a stone's throw from the bustling East Coast hub of St Helens, the home of game fishing, mountain bike tracks and tourism.

Currently a flourishing lifestyle property that boasts a well-established vineyard that yields a variety of grapes, along with apple orchards for cider production. In addition, the property is known for its jams pickles and relishes catering to both tourism and local markets, including a notable French restaurant seeking Sterling Heights Vineyard's wines.

Accessing the property along the popular tourism route to Ansons Bay and Bay of Fires Guided Walk, with a captivating journey along the internal driveway which invites you down to the country residence, sheltered amongst an enclave of native trees.

Upon arrival, greeted with open lawns dotted with fruit trees, creating a picturesque and productive environment sits the solid brick home featuring a hexagonal living area incorporating the kitchen and dining areas. Down the hallway, three bedrooms with the main room having dual access to the bathroom and a separate WC. Complementing the homestead, is a spacious industrial-sized kitchen ideal for preparing and processing its many products. Additionally, a woodfired pizza oven is included and is often used for small group catering. Practicality is further enhanced with a workshop and sheds, offering ample storage space and additional activities.

In 2004 the vineyard was planted with the varieties Pinot Noir, Gamay de Beaujolais, Pinot Gris, Gewürztraminer and Shiraz.

The owners are willing to offer the property with plant and equipment helping the new operator to be ready for its small-scale enterprise.

The combination of agricultural versatility and comfortable living spaces makes the property an appealing choice for those seeking a productive lifestyle with the charm of rural life.

The property is located less than 4km from St Helens holiday destination, and only 15 minutes to the local airstrip.

Sterling Heights is being offered for offers over \$800,000 with the option to purchase plant and equipment directly from the owners.

Book your appointment today to view this coastal country retreat with Kellie 0418 844079

- Land Area 1.98 hectares
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage
- Single carport

**TYPE:** For Sale

**INTERNET ID:** R24279846

**SALE DETAILS**

Offers over \$800,000

**CONTACT DETAILS**

**REX Launceston**

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LAUNCESTON, TAS  
03 6333 7888

**Justin Wiggins**

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