



14 Brownwood Estate Road, CAMPANIA, TAS 7026

A Premium Vineyard Opportunity in Tasmania's Renowned Coal River Valley

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

59.64 hectares, 147.37 acres

Elders Rural Property Sales is proud to present Brownwood Vineyard, an exceptional vineyard holding located in the heart of Tasmania's renowned Coal River Valley.

Set across approximately 56.94 hectares, Brownwood Vineyard represents a rare opportunity to secure a substantial, modern vineyard asset within one of Australia's most tightly held cool-climate wine regions.

Established in 2019, with additional plantings completed in 2020 and 2025, the vineyard comprises approximately 17.6 hectares of established vines and is planted predominantly to Pinot Noir (51%), complemented by Chardonnay (21%), Pinot Gris (18%) and Riesling (10%), reflecting a diverse portfolio of premium cool-climate varieties. The property also offers the potential to expand vineyard plantings by an estimated 15 hectares, subject to purchaser requirements and the necessary approvals.

Complementing the vineyard is outstanding water security, including a 75 megalitre South East Stage 1 Irrigation Scheme entitlement, a 5 megalitre South East Stage 3 Irrigation Scheme entitlement, an approximately 50 megalitre on-farm storage dam, and direct frontage to the Coal River, positioning Brownwood exceptionally well for long-term viticultural production. A further 50 megalitre water allocation has also been applied for through the Greater South East Irrigation Scheme (GSEIS), which is currently under development.

The property is certified under both Sustainable Winegrowing Australia (SWA) and Fair Farms, providing purchasers with the confidence of independently recognised environmental, sustainability and farm management standards.

The property is further enhanced by a comfortable three-bedroom residence, extensive machinery and implement shedding, and cool storage facilities, creating an asset equally suited to established wine producers, investors or those seeking to establish or expand a premium vineyard enterprise.

Positioned less than 40 minutes from Hobart, Brownwood Vineyard offers the rare combination of productive scale, reliable water resources, recognised sustainability credentials and significant future development potential within Tasmania's most prestigious wine-growing district.

Key Features

- Premium 56.94ha vineyard holding in Tasmania's prestigious Coal River Valley
- Approximately 17.6ha of established vines with scope to expand by approximately 15ha (STCA)
- Diverse plantings of Pinot Noir, Chardonnay, Pinot Gris and Riesling
- Excellent water security with 80ML irrigation scheme entitlements, 50ML storage dam, Coal River frontage and additional 50ML allocation application
- Sustainable Winegrowing Australia (SWA) and Fair Farms certified
- Modern vineyard established from 2019 with subsequent plantings in 2020 and 2025
- Comfortable residence with quality infrastructure including machinery shedding and cool storage

TYPE: For Sale

INTERNET ID: SU116178

SALE DETAILS

For Sale by Offer

CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

Jodie Rolf
0448 036 242

- Less than 40 minutes from Hobart
- Outstanding opportunity within one of Australia's most tightly held cool-climate wine regions

The property is offered by expression of interest closing Thursday 30th July 2026 at 4 pm AEST. For further information or to arrange an inspection contact Jodie Rolf 0448 036 242 or Lochie Dornauf 0437 957 787.

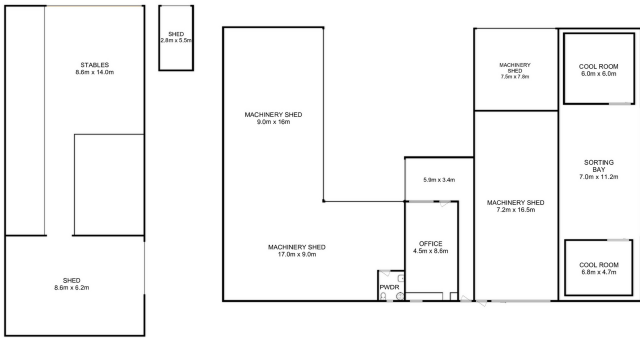
- Land Area 59.64 hectares
- Building Area: 593.64 hectares

TITLE/POSSESSION

Shire/District Council Southern Midlands







Total Approx. Outbuilding Area : 1063 sqm

All measurements are internal and approximate. This plan is a sketch for illustration, not valuation.