







Quality Family Home on 16Ha – Vineyard or Blank Canvas Opportunity

3 2 2 16.00ha

Price	$1,275,000
Property Type	Residential
Property ID	12011
Land Area	16.00 ha
Floor Area	310 m2

Privately positioned just minutes from the township of Auburn, this exceptional lifestyle property combines breathtaking rural outlooks, extensive shedding and multiple income opportunities in the heart of the Clare Valley. Built in 1998 by Weeks Peacock, this steel framed brick veneer home also features locally sourced Meller Bluestone from the nearby quarry, the residence has been thoughtfully designed for comfortable family living while embracing its stunning vineyard and countryside surrounds.

The home features three generous double bedrooms, all with built-in robes, and a spacious three-way family bathroom. The master suite enjoys a bay window with picturesque views, along with a walk-in robe and private ensuite. A dedicated study with custom built-in office furniture provides the perfect work-from-home space.

The spacious lounge room captures panoramic vineyard and rural vistas, while the open-plan kitchen and dining area offers excellent cabinetry, electric appliances and dishwasher. Year-round comfort is assured with reverse-cycle split system air conditioning, ducted evaporative cooling, ceiling fan, and a Nectre combustion heater. Floating timber floors, quality carpets and tasteful

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fixtures and fittings complete the home's warm and inviting interior.

Outside, the improvements continue with two substantial Colorbond sheds measuring 9.2m x 21.4m x 3.7m* and 12.2m x 7.7m x 3.3m*, both equipped with concrete floors and three-phase power. Additional infrastructure includes a garden shed, woodshed, chook yard, and a 5.17kW solar system and 170,000 litres of rainwater storage. The 16-hectare holding includes 3.45 hectares* of established dry-grown Shiraz vines, currently leased and maintained by Kilikanoon until June 2027. A further 9 hectares of productive cropping land provides an additional income stream.

Offering a rare combination of lifestyle, privacy and productivity, this outstanding rural property presents an exceptional opportunity to secure a substantial family home with income potential, extensive shedding and spectacular views - all within easy reach of Auburn and the Clare Valley wine region.

- 16 HA land size
- 310m2 living space
- CT 6264 / 393
- Zoned: Rural (Ru)
- Council: Clare and Gilbert Valleys Council
- 2.9 km to local supermarket
- 3.1 km to Auburn Primary School

Inspections by appointment only

*Denotes Approximate

RLA228106

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