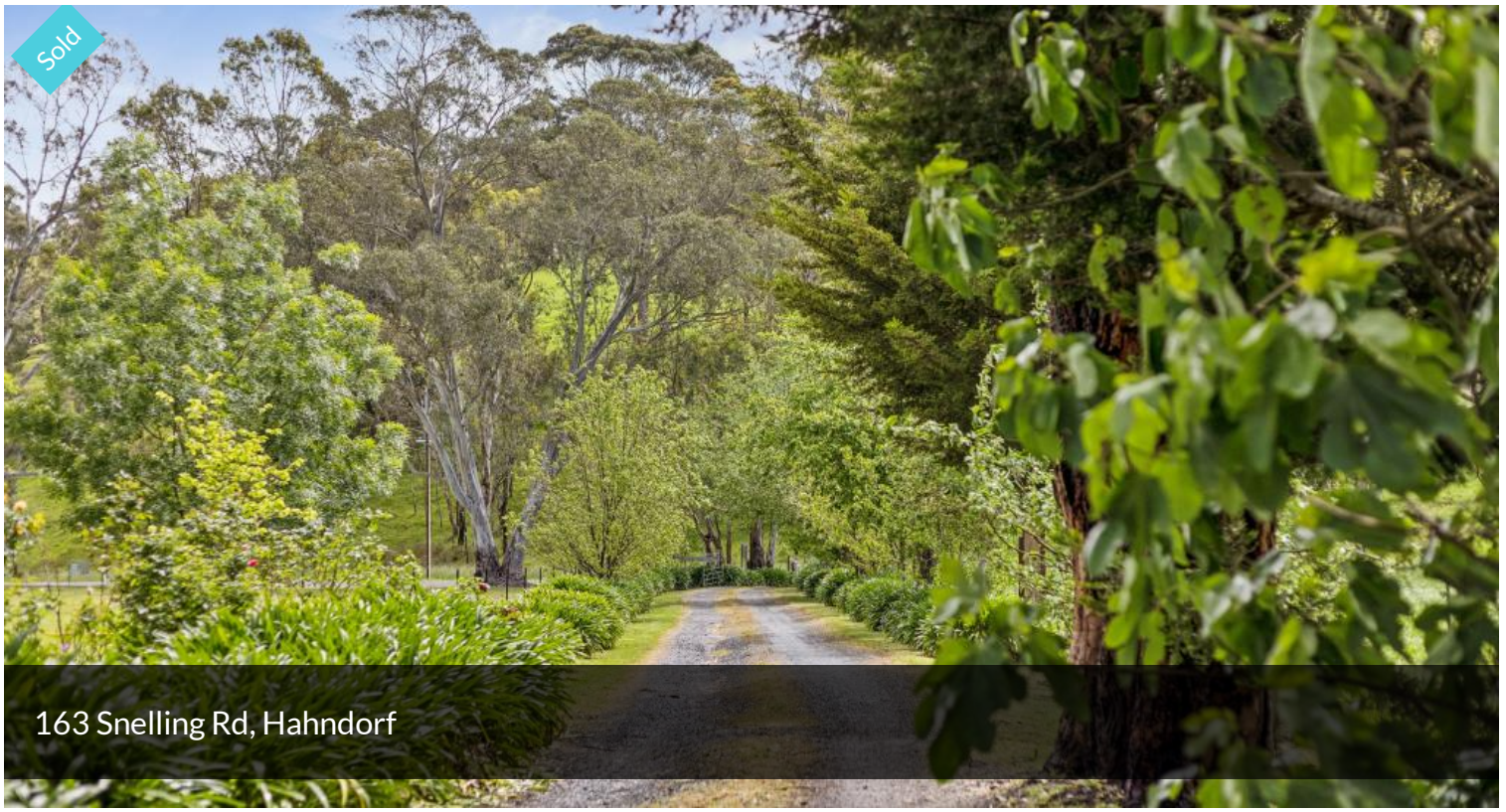







32 ACRE LIFESTYLE / VITICULTURE ESTATE

5 4 2 32.00ac

Price	SOLD for $2,750,000
Property Type	Residential
Property ID	128
Land Area	32.00 ac

AGENT DETAILS

Nina Bidgood - 0419 201 600

OFFICE DETAILS

Hahndorf Real Estate
0419 201 600

HAHNDORF REAL ESTATE

On the doorstep of historic Hahndorf, this 32 acre lifestyle property combines architectural excellence, premium cool climate viticulture and beautiful Adelaide Hills scenery. It is an exceptionally universal holding, where rolling vines mixed with big gum studded open paddocks come together in one of South Australia's most coveted wine regions.

Originally constructed in 1974, the solid brick residence has evolved into a beautiful family home through a series of quality upgrades. A significant Scott Salisbury extension introduced a grand master suite, complete with a luxurious ensuite, walk in robe and a beautifully appointed second living room, where large cedar windows frame the blossoming front garden. More recently, a well-executed modification added a fourth bathroom within the laundry.

Bedroom 2 could be considered 'the second master' with its' own walk-in robe and ensuite, Bedrooms 3 & 4 have built in robes and Bedroom 5 is still of queen bed size. How rare to find a fully functional 5 bedroom, 4

bathroom home.

Timber floors flow throughout, enhancing the home's warmth and timeless character and the kitchen being the central hub is bright and light, with stone tops and 5 burner gas cooktop. The living areas create outstanding family flexibility, with 2 wood fires and built in cabinetry. Every window captures a slice of the surrounding landscape, reinforcing the home's strong connection to its' private setting.

Beyond the residence, the vineyard unfolds across approximately 15acres of the moderately undulating land, planted to high demand varieties including Pinot Noir (aged 15–30 years), Gamay (aged 10 years) and Pinot Gris. With strong appeal and future contracts in place, reliable tonnages and the option for continued professional management, the vineyard is well suited to boutique producers, established winemakers or lifestyle purchasers seeking income potential without the worry, knowing the full operation of the property can be outsourced, as it has seamlessly been for many years.

Water security is robust, with two bores pumping to the main dam and an automated irrigation that services both vineyard and gardens. Recent improvements, such as new internal fencing in 2024 and a modern filtration system 2025 provide confidence in the property's long-term operational integrity.

This is a prestige Hills lifestyle property, offering a beautifully appointed large home, productive vines, a very generous 32 acres to call your own, just minutes from Hahndorf's iconic main street. This is a unique opportunity for those seeking both lifestyle excellence and productive landholding, with the confidence of knowing the property can continue to be fully managed.

In addition, the home is currently operating as an executive AirBnB, therefore, inspection is strictly by appointment. Please contact Nina on 0419201600 to arrange a suitable time.

RLA316900

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.