



For Sale

Location: **Otago**
Asking: **\$8,000,000**
+GST
Type: **Agriculture/Hort/Aquatic / Asset Sales**

Premium Vineyard & Exquisite Home Near Luggate, Cromwell

This is your opportunity to own one of Central Otagos finest vineyard properties, offering an exceptional lifestyle, income potential, and room for further development. Set on over 40 hectares of breathtaking land, this property combines the allure of a thriving vineyard with the comfort of a beautifully designed home.

Property Highlights

Home Features:

- A stunning **3-bedroom residence** built to passive design principles, ensuring energy efficiency and year-round comfort.
- Commanding views of the surrounding mountains and vines, creating an unmatched sense of tranquility.
- Spacious layout includes:
 - **Master suite** with ensuite bathroom.
 - **Guest wing** with its own ensuite bedroom.
 - A **third bedroom** with a separate bathroom.
- Plans are available for the addition of a carport or garage, offering further convenience.

Vineyard Investment:

- **18ha established vineyard** leased to one of Central Otagos top wineries (lease extends to 2032 with renewal options).
- **10ha of Pinot Noir, 4ha of Chardonnay, and 4ha of Riesling** varieties.
- **10ha additional land** suitable for vineyard expansion, with strong interest from other top wineries in the region.
- Water rights in place to fully develop the property.

Lease Benefits:

- The lessee maintains the vines, posts, wires, and irrigation infrastructure while also covering rates, power, and insurance.
- As the landlord, your only responsibility is maintaining the low-maintenance roads on the property.

Development Potential

This property offers ample room to grow, whether expanding the vineyard or enhancing the existing infrastructure.

Location

Nestled near Luggate and Cromwell, this property enjoys proximity to Central Otagos wine trails, amenities, and recreational activities, making it a prime investment for those seeking a blend of lifestyle and income.

Contact:

Adrian Chisholm
021727888

nzbizbuysell.co.nz/125612

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Dont miss the chance to own this rare gem in the heart of Central Otagos wine region. Contact us today for more details or to arrange a viewing.

For further information or to arrange a viewing, please contact specialist Accommodation Business Broker Adrian Chisholm today on 021 727 888 or email adrian@tourismproperties.com