

BOUTIQUE

PROPERTY AND ADVISORY

PRIME MARGARET RIVER

ESTATE AND DISTILLERY



THE GROVE ESTATE VINEYARD AND DISTILLERY MARGARET RIVER

A magnificent private estate with homestead, three short stay cottages, vineyard and a fully operational distillery and cellar door/cafe in the premium Margaret River wine region.

213 Carter Road, Wilyabrup, Western Australia

EXPRESSIONS OF INTEREST

FROM \$5.8 MILLION + STOCK

Mike Calneggia

Director, Advisory

+61 419963474

mike@boutiquepropertyandadvisory.com





OPPORTUNITY OVERVIEW

- Welcome to The Grove Estate, a rare and exclusive rural property opportunity where the charm of a distillery and vineyard meets the beauty of a luxury estate.
- Nestled amidst picturesque vineyards in the Wilyabrup area of the Margaret River wine region, this estate offers not only a place to live, but a lifestyle to savor.
- Established over a three decades by the current owners, the estate boasts beautifully landscaped grounds, pristine native bushland and a serene ambiance that inspires relaxation.
- This unique ready-made opportunity provides a walk up start to a new business entrant or an established producer looking to fast track into wine and/or spirit production and sale. Alternatively enjoy the returns from leasing the operational assets to experienced third parties.



KEY FEATURES OF THE ESTATE

- Total property area is 30.4426 Hectares and zoned Viticulture and Tourism in district of Wilyabrup under the City of Busselton Local Planning Scheme 21.
- Extensive buildings and improvements with 10 separate, substantial buildings including homestead, three short stay cottages, cellar door sales, cafe', distillery, barrel hall, solar battery shed and cool store.
- A 9.5421 Hectare vineyard producing premium wine grapes currently leased to a leading producer.
- Water supplied from three dams in addition to large capacity rain water storage tanks.
- Extensive plant and equipment list including still, mixing and filling equipment.
- Solar power and battery installation.



KEY FEATURES OF THE BUSINESS

- A combined short stay accommodation, distillery and vineyard, strategically located within a 20 minute drive from the key tourist centre of Dunsborough with Busselton, Eagle Bay, Bunker Bay, Yallingup and the Margaret River township all within reasonable driving distance. [Map link here.](#)
- A licensed visitors center offering unique craft spirits tasting experiences as well as a cafe' for casual dining.
- A licensed distillery set up a high quality still and with a large number of small tanks particularly well suited for premium spirit production.
- 30.4426 Hectares of total property area providing plenty of scope for expansion.
- Situated on a prime tourist road with a corner location with great dual entry access.



GROWTH OPPORTUNITIES

Located located within 30 minutes of the new Busselton Margaret River airport the property and business is ideally suited to benefit from:

- Expected visitor growth to the region increasing the demand for short stay accommodation.
- Direct flights to the region from Melbourne and Sydney (March 2024).
- Growth in sporting and cultural events in the region.
- Increased demand for regional wedding and life event celebrations where onsite accommodation can be secured.
- Growth of the Margaret River premium branded spirit sales to external domestic and export markets.
- Potential to introduce low or no-alcohol spirits to the range.

BOUTIQUE

PROPERTY AND ADVISORY

MARGARET RIVER



FOR SALE

BY EXPRESSION OF INTEREST

Offers from \$5.8 million plus inventory at cost are expected including property, plant, equipment, intellectual property and goodwill.

For further information on this outstanding property and business please contact:

Mike Calneggia
Director, Advisory

+61 419 963 474.

mike@boutiquepropertyandadvisory.com

www.boutiquepropertyandadvisory.com

