

RURAL



FORMBY PARK  
ESTATE

*An amazing Lifestyle Offering*

200 Braeside Road, Finnis

# SALE DETAILS

Under the instructions from the Angove family

Formby Park Estate

Best Offers Over \$2.2 Million

To be submitted by email to [sylvia.jemson-ledger@elders.com.au](mailto:sylvia.jemson-ledger@elders.com.au)

Inspections strictly by appointment with the exclusive selling agent

[eldersrealestate.com.au](http://eldersrealestate.com.au)

## EXCLUSIVE SELLING AGENTS

Sylvia Jemson-Ledger 0487 301 390

[sylvia.jemson-ledger@elders.com.au](mailto:sylvia.jemson-ledger@elders.com.au)

Elders Real Estate Fleurieu, Hills & Vales

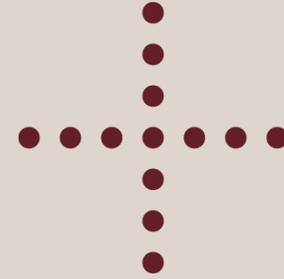
RLA 62833



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# INFORMATION

This picturesque estate spans approximately **70.4 hectares (174 acres)**, boasting a well-established vineyard covering around **24.28 hectares (60 acres)**. The vineyard is currently producing an estimated **200-ton average over 20 years** of premium grapes annually, featuring popular varieties such as Cabernet Sauvignon, Shiraz, Sav Blanc and Semillon.

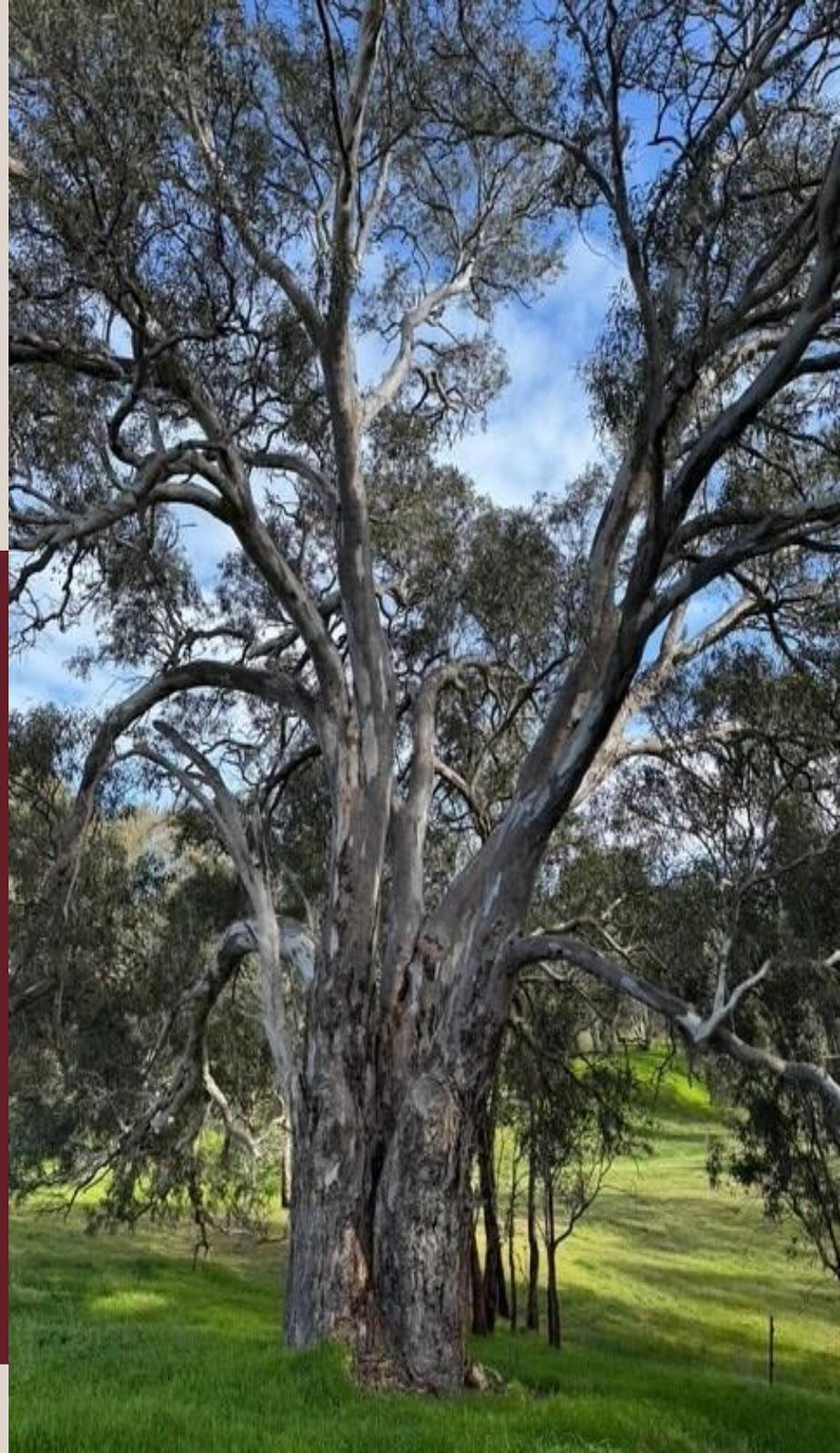
Fully irrigated through two licensed bores with a combined water allocation of 57 megalitres, the property benefits from reliable water resources. The Finnis River also meanders through the estate, enhancing the landscape. The remaining land is effectively utilized for cattle grazing, and there is currently 50 acres under barley demonstrating the property's versatility.

## IMPROVEMENTS & FACILITIES

- Large implement shed, pump shed, irrigation shed, and bore shed
- Converted shed fitted with kitchen, bathroom, lounge room, bedroom, toilet, workshop, and storage ideal for a cellar door or residential use STCA
- Three-phase power supply supporting operational needs

## KEY FEATURES

- Total landholding: **70.4 Ha (174 acres)**
- Productive vineyard: **24.28 Ha (60 acres)**
- Average annual rainfall: **510 mm**
- Water license: **2 licensed bores, 57 Meg allocation, Bore approx. 700ppm**
- the vineyard is accredited for SWA ( Sustainable Wine Australia )
- New Cattle yards and electric Fence
- Prime location within the blue-chip Finnis region
- Comprehensive infrastructure supporting both viticulture and lifestyle pursuits
- A unique combination of productive vineyard that was set up by the **legendary Greg Trott**,
- Trellising - done to highest commercial standards by Greg Trott of Wirra Wirra vineyards in 1997 - the contractors say it is a very easy vineyard to manage
- Diversity with many income stream's prime location, water security, and extensive improvements,
- 1Km of beautiful Finnis River frontage with amazing centuries old river red gums and wonderful picnic locations



# FORMBY PARK

Formby Park, A rare blend of nature, lifestyle and opportunity. the perfect Riverfront Lifestyle Retreat – 174 Acres of Natural Beauty & Country Charm Set in the heart of the highly regarded Finniss region, this breathtaking 174-acre property is the ultimate lifestyle escape — a place to unwind, explore, and enjoy the very best of country living.

about 1km of Finniss River frontage, the property is framed by majestic red gums, shady picnic spots, and tranquil places to cast a line for redfin or catch yabbies with the kids. Whether it's an early morning walk along the riverbanks, a trail ride through open paddocks, or simply sitting back and watching the kangaroos bounce across the hills, this is Australia at its most authentic.

The land is beautifully balanced with productive cropping areas, well-fenced grazing paddocks, and secure water . There's plenty of room for cattle or horses, and all the infrastructure is ready to go — including new cattle yards, electric fencing, and ample shedding.

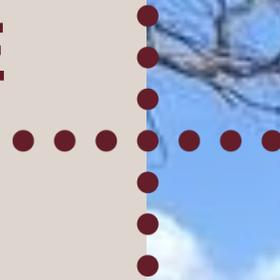
A converted shed on-site offers a warm and comfortable base, complete with kitchen, bathroom, bedroom, and living area — ideal for weekends away, guest accommodation, or a future cellar door or farm stay (STCA).

While the property does include 60 acres of well-established vines, the real magic here is in the lifestyle. It's a place where the pace slows, the views stretch wide, and every day brings something new — from watching native wildlife roam freely, to sunset BBQs by the river.

Located just over an hour from Adelaide and 15 minutes to the coast, this is a rare opportunity to secure a true rural haven in one of South Australia's most sought after locations .



# HERITAGE & VITICULTURE EXCELLENCE



This vineyard is not only a productive agricultural asset—it carries the unique signature of Greg Trott, a pioneering figure in Australian wine and founder of the iconic Wirra Wirra Vineyards. Trott's vision for quality, sustainability, and innovation is embedded in the vineyard's setup, layout, and enduring performance. His legacy continues through the vineyard's consistent yields and quality fruit production.

Positioned in the heart of the highly regarded Finnis region, this outstanding 70.4-hectare (174-acre) estate offers a rare opportunity to secure a premium blue-ribbon landholding with a rich viticultural legacy. Set against a picturesque backdrop, the vineyard has been producing premium-quality fruit for over two decades.

With a balance of productive vineyard, irrigated cropping, grazing, and significant infrastructure, this estate offers multi-stream income potential, water security, and lifestyle appeal in one of South Australia's most desirable agricultural locations.

Diverse income streams: viticulture, cropping, grazing, and potential cellar door/accommodation

- Well-developed infrastructure and three-phase power
- Ideal for investors, wine producers, or lifestyle buyers seeking scale and quality
- Potential for brand development, boutique label, or expansion of existing operations

200 Braeside Road represents a rare chance to acquire a proven, versatile, and historically significant vineyard estate in one of South Australia's most premium wine-growing regions. Whether you're expanding your viticultural portfolio, launching a lifestyle-driven wine label, or simply investing in secure, income-producing land—this property delivers on every level.

The current owner is making his own wine with V21 grapes and won a silver medal at the Fleurieu Wine Show this year.



# LOCATION

## 200 Braeside Road, Finniss

Finniss is a serene and picturesque rural locality in South Australia, renowned for its blend of natural beauty and agricultural charm. Situated approximately 55 km southeast of Adelaide within the Alexandrina Council area, Finniss spans an area of 99.052 square kilometres and is home to a close-knit community of 293 residents.

### Lifestyle and Community

Finniss offers a tranquil lifestyle, combining the allure of country living with proximity to urban amenities. The region's vibrant agricultural industries, including olive, wine, and tourism sectors, contribute to its reputation as one of South Australia's most picturesque agricultural regions. The local community enjoys a high quality of life, with an average weekly household income of \$1,406, which is 18.2% above the regional South Australian average.

### History and Heritage

Originally surveyed in 1867 as Queen's Own Town during the extension of the railway line from Goolwa to Strathalbyn, the settlement was later renamed Finniss in 1940 in honour of Colonel Boyle Travers Finniss, an early surveyor and the first Premier of South Australia. The town's rich history is reflected in its heritage buildings and the scenic railway line that passes through the area.

### Climate and Environment

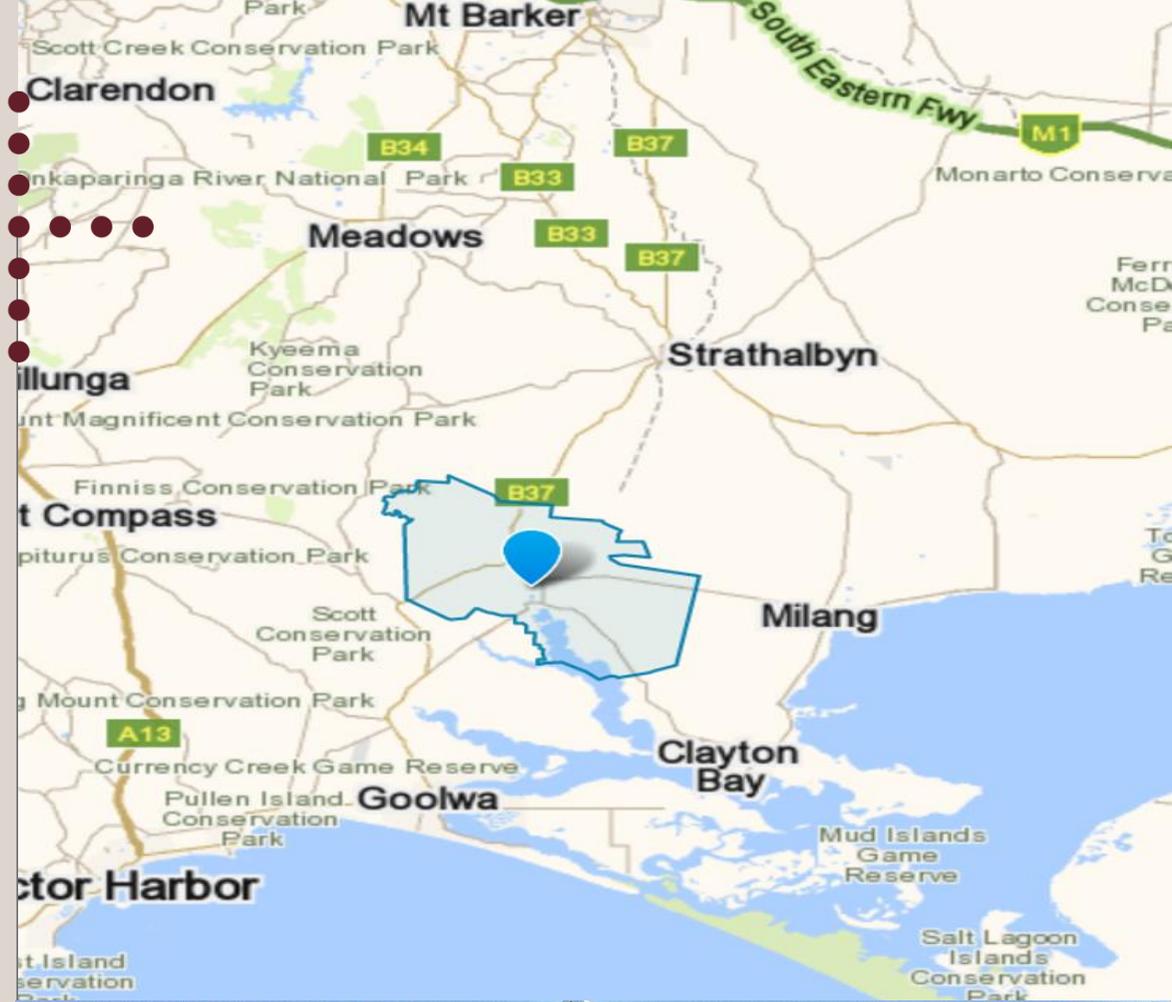
Finniss experiences a temperate climate, characterized by warm summers and mild winters. The surrounding landscape features rolling hills, fertile farmlands, and the meandering Finniss River, creating a picturesque setting for residents and visitors alike.

### Real Estate and Property Market

The real estate market in Finniss offers a range of properties, from expansive rural estates to charming country homes. The area's appeal to those seeking a peaceful lifestyle, combined with its agricultural potential, makes it an attractive destination for property buyers. The Finniss General store is a popular Café and home of the big burger. Recent listings include properties ranging from 5 to 68 hectares, with prices varying accordingly.

### Conclusion

Finniss embodies the quintessential South Australian rural experience, where natural beauty, agricultural prosperity, and a strong sense of community converge. Its rich history, vibrant industries, and tranquil environment make it a desirable location for those seeking a fulfilling lifestyle away from the hustle and bustle of city life.



# ACCOMMODATION

## Converted Shed

### Charming Converted Shed with Modern Amenities

Nestled within the tranquil vineyard estate, this thoughtfully converted shed offers a unique blend of rustic charm and contemporary comfort. Designed as a single-storey residence, it features:

- **One Bedroom:** A cozy retreat with ample natural light.
- **One Bathroom:** Ensuring convenience for residents and guests.
- **Open-Plan Kitchen, Dining, and Living Area:** An inviting space for relaxation and entertainment.
- **Workshop Area:** Ideal for hobbies, storage, or small-scale projects.
- **Slow Combustion Heater:** Providing warmth and ambiance during cooler months.

This versatile space is ideal for those seeking a peaceful rural lifestyle, with the potential for various uses such as a guest retreat, studio, or hobby farm base.

### Additional structures on the property include:

**Implement Shed:** Perfect for storing farming equipment and tools.

**Pump Shed:** Housing essential irrigation and water systems.

**Bore Shed:** Facilitating efficient water management for the vineyard. This versatile space is ideal for those seeking a peaceful rural lifestyle, with the potential for various uses such as a guest retreat, studio, or hobby farm base.



# PROPERTY INFORMATION

## 24.28 Ha under vine

The vineyard was established between 1997 and 1998 and is planted to a selection of varieties, with a good mix of Reds and whites, Cabernet Sauvignon and Shiraz, Sav Blanc, Semillon and comes complete with substantial water security courtesy of an underground water licence totalling 57 Kl of a great quality and has a fully automated irrigation system and fertigation system.

## Vineyard

There is one base contractor Horti Works which manages all below activities including management making it the perfect Lifestyle property

Machine Pruning

Hand Pruning

Water supply (vineyard – – stock water – shed ) electricity – maintenance – upgrades -

Spraying

Harvesting (harvester – tractors - grape bins – trailers)

Grape transport

Slashing

Trimming

## Yield:

V25. 124 t

V24. 106 t

V23. 139 t

V22. 236 t

V21. 330 t

For a break down of tonnage per variety please speak to the agent.

**\$ 900 Per Tonne** on average

Approx \$900 T has been contracted with various buyers





Shiraz - 183 ha

Cabernet Sauvignon - 5.96 ha

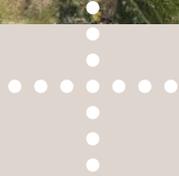
Sauvignon Blanc - 1.84 ha

Sauvignon Blanc - 1.93 ha

Shiraz - 1.90 ha

Sauvignon Blanc - 4.10 ha

Semillon - 2.1 ha







# WATER

## TWO BORES

57000 kl water licence – ( – Eastern Mount Lofty Ranges)

Improvements – smartphone and Tablet automated irrigation / fertigation /  
 Dripper irrigation - 4 soil Moisture Probes to target water to required locations.  
 Bore quality 700ppm

### Water Schedule

ITEM	LOCATION NAME	PUMP	QUALITY SUPPLY
Bore	2 x Bores	3 Phase Power	700 ppm
Rainwater	22,000 l tank		Drinking & Household
Bore Water	22,000 l tank		



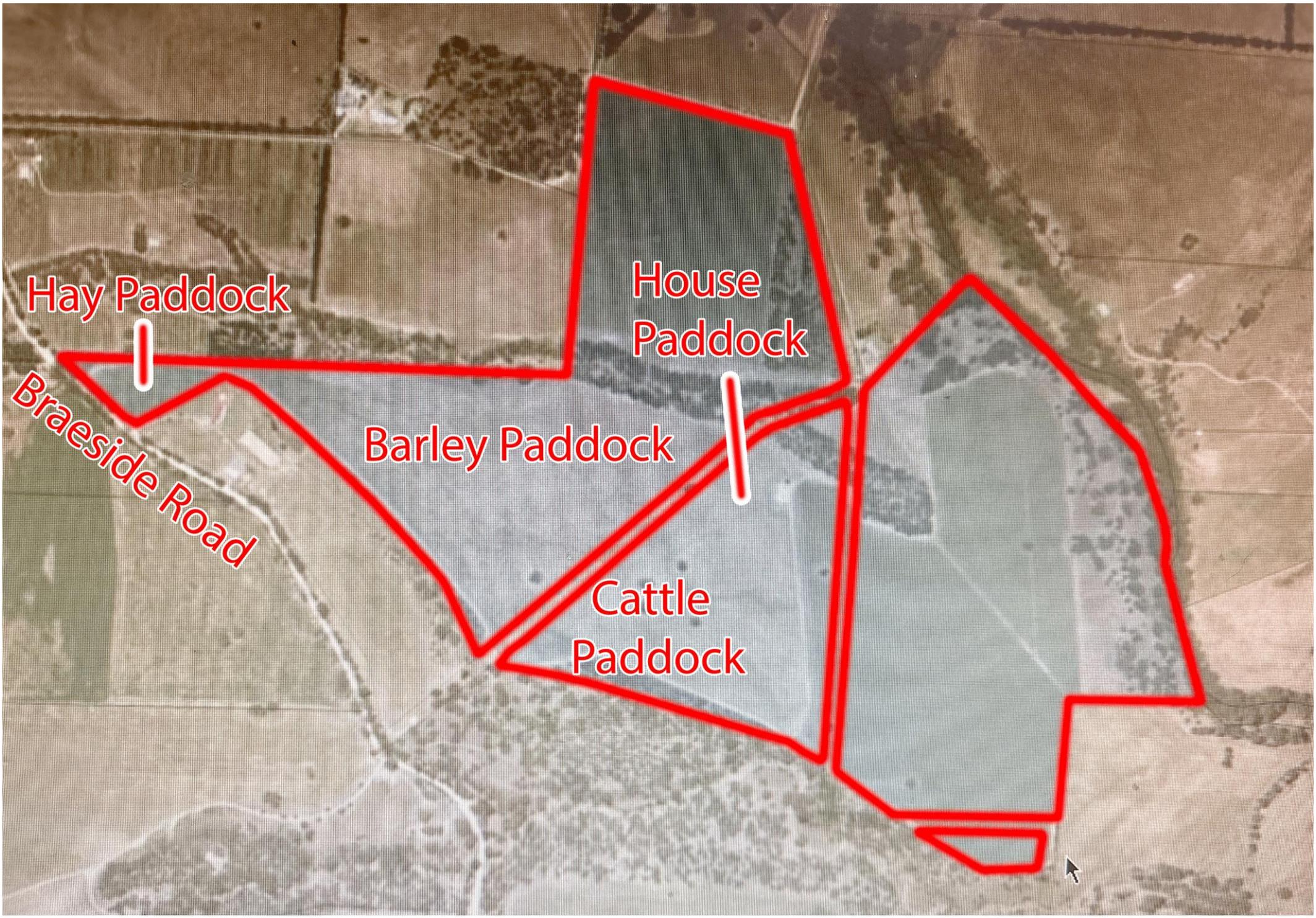






Government of South Australia

Services Group



Hay Paddock

House Paddock

Barley Paddock

Cattle Paddock

Braeside Road

# AERIAL VIEW









# WORKING IMPROVEMENTS

Exceptional Vineyard with Versatile Infrastructure – Finniss, South Australia

An Established Vineyard in the Heart of the Fleurieu Peninsula Wine Region

This is a rare opportunity to acquire a well-established and highly functional vineyard located in the scenic rural landscape of Finniss, South Australia. Positioned in the Currency Creek wine region, this property offers a unique blend of agricultural productivity, lifestyle appeal, and future commercial potential.











Product Register Search (CT 6075/649)  
 Date/Time 25/07/2024 03:27PM  
 Customer Reference 200 BRAESIDE RD SJL  
 Order ID 20240725008241

REAL PROPERTY ACT, 1986



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 6075 Folio 649

Parent Title(s) CT 6005/648  
 Creating Dealing(s) TG 11544983  
 Title Issued 18/04/2011 Edition 3 Edition Issued 24/04/2020

### Estate Type

FEE SIMPLE

### Registered Proprietor

WILLIAM & VIRGINIA ANGOVE SUPER PTY. LTD. (ACN: 154 801 902)  
 OF 198 STANLEY STREET NORTH ADELAIDE SA 5006

### Description of Land

ALLOTMENT COMPRISING PIECES 25, 26, 27 AND 28 DEPOSITED PLAN 75141  
 IN THE AREA NAMED FINNISS  
 HUNDRED OF NANGKITA

### Easements

- SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (RTC 10798893)
- SUBJECT TO EASEMENT(S) OVER THE LAND MARKED G FOR WATER SUPPLY PURPOSES (RTC 10813903)
- SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C AND D (TG 9190191)
- SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E (TG 11544983)
- SUBJECT TO EASEMENT(S) OVER THE LAND MARKED K FOR WATER SUPPLY PURPOSES (RTC 10418194 AND RTC 10813903)
- TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE APPURTENANT ONLY TO THE LAND MARKED X (TG 8314629)
- TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A APPURTENANT ONLY TO THE LAND MARKED X
- TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED F APPURTENANT ONLY TO PIECE 25

### Schedule of Dealings

NIL

### Notations

Dealings Affecting Title NIL  
 Priority Notices NIL  
 Notations on Plan NIL  
 Registrar-General's Notes NIL

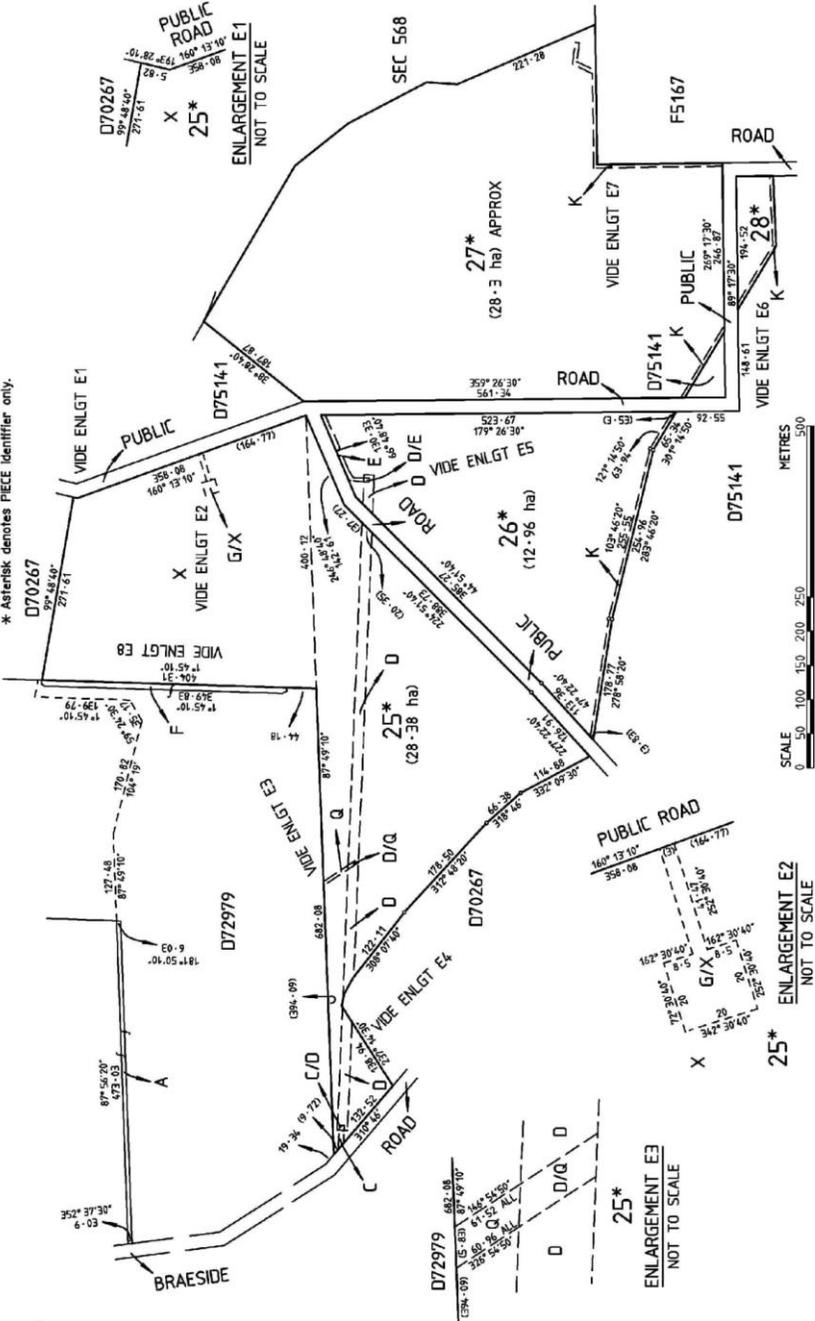




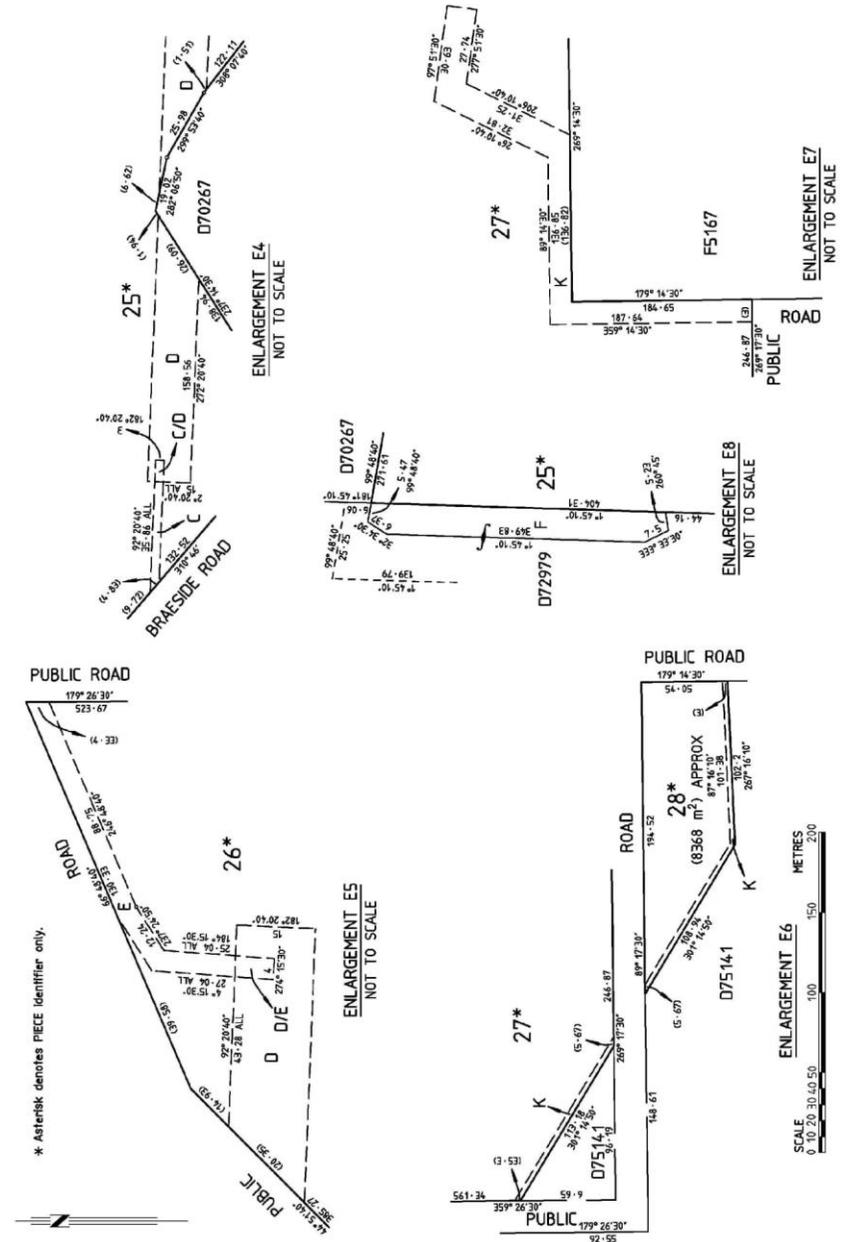
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PIECES SCHEDULE ONE ALLOTMENT COMPRISES	TOTAL AREA
25*, 26*, 27* AND 28*	70.5 ha APPROX

\* Asterisk denotes PIECE Identifier only.



Product Register Search (CT 6075/649)  
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# Form R3

## Buyers information notice

*Land and Business (Sale and Conveyancing) Act 1994 section 13A*

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

### Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

### Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

### Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

# INCLUSIONS AND EXCLUSION

## PLANT AND EQUIPMENT

### SALE INCLUSIONS

Water Licence
Irrigation and equipment
Soil Moisture probes & Weather Station
Fencing, electric fence unit, Cattle yards , gates
Gun safe

### SALE EXCLUSIONS

Livestock
Hay and Fodder
Personal effects , tools and chattels
Furniture
Machinery and Equipment

# LETTER OF OFFER

PURCHASER(s)

Name: \_\_\_\_\_

Contact details:

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

I hereby make the following offer to purchase the above property upon the terms set out within a Real Estate Institute of South Australia contract.

PROPERTY ADDRESS: \_\_\_\_\_

PURCHASE PRICE: \_\_\_\_\_

DEPOSIT AMOUNT: \_\_\_\_\_

SETTLEMENT DATE \_\_\_\_\_

I understand if this offer is acceptable to the Vendor(s) I will execute a sales contract forthwith.

CONDITIONS, if any: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



SIGNED BY OFFERER: \_\_\_\_\_

SIGNED BY OFFERER: \_\_\_\_\_



# IMPORTANT INFORMATION



This Information Memorandum (“Information Memorandum”) has been prepared by Elders Rural Services Australia Limited (“Elders”). The purpose of the Information Memorandum is to provide the recipient (“Recipient”) with general information concerning the properties the subject of the Information Memorandum (“Properties”) to assist the Recipient in deciding whether to acquire them.

## CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the Recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether or not to purchase the Properties. In addition, Elders and the Vendor (including all of their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) (“Information Providers”) shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Properties. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Properties. Each Recipient should conduct and rely upon its own investigation and analysis of the Properties and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Properties.
3. The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the Information Memorandum. All of the Information Providers expressly disclaim any and all liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates of forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum, or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the opportunity, except for any liability which cannot be excluded as a matter of law.
4. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other recipients of this Information Memorandum.
5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
6. The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Properties.
7. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of South Australia, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
8. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions.





Real Estate

## Sylvia Jemson-Ledger

The Lifestyle Specialist

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