



Lot 202 Old Comaum Road, Penola



## Lifestyle Grazing Minutes from Penola

A rare opportunity indeed. This attractive parcel of 29.5ha/72.89ac is located just minutes from the town centre of Penola, in the Coonawarra GI. Combining productive soils the aesthetically pleasing mature gum trees, "Brolgas" will impress on inspection.

Well fenced into two paddocks, the property has historically been used for grazing cattle on the phalaris and clover pastures, but would lend itself to other pursuits. A 21.459megL water licence will be offered for sale to successful purchaser, allowing further scope for development.

"Brolgas" would be a perfect add on grazing property, or a fantastic opportunity to purchase a lifestyle block to build your lifestyle escape (STCA).

Call Tom 0427 642 138 or Mark 0428 372 124 today to organise your inspection.

5% at fall of hammer, settlement 23rd of December 2021.

📏 29.50 ha

**Price** SOLD for  
\$1,580,000

**Property Type** Residential

**Property ID** 794

**Land Area** 29.50 ha

### Agent Details

Tom Pearce - 0427642138

Mark De Garis - 0428 372 124

### Office Details

Penola

49 Church Street Penola Penola,  
SA, 5277 Australia

0887372695

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