



Vineyard Estate With 2 Stunning Homes For Sale In Broke



Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
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Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 1,804,000

Τοποθεσία

Χώρα:	Australia
Νομός/Περιοχή/Επαρχία:	New South Wales
Πόλη:	Broke
Ταχυδρομικός κωδικός:	2330
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Περιγραφή:	Vineyard Estate With 2 Stunning Homes For Sale In Broke Australia

Esales Property ID: es5554933

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Australia

Exceptional Vineyard Estate: Dual Residences & Profitable Viticulture in Broke

Discover the ultimate lifestyle investment in the prestigious Broke Fordwich wine sub-region of the Hunter Valley. This sprawling 13-hectare (approx. 32-acre) estate offers a rare trifecta of luxury living, sustainable technology, and a high-yield agricultural business. Situated against the dramatic backdrop of



the Brokenback Range, this property is a masterclass in modern rural living, combining a successful short-term rental business with a high-tech secondary residence and a professional-grade vineyard.

Two Stunning & Diverse Residences

The estate features two distinct homes, providing immediate income potential and versatile accommodation:

* House 1 (The Guest Retreat): Currently operating as a highly successful Airbnb, this residence is designed for comfort and style. It serves as a significant revenue stream, capitalizing on the Hunter Valley's thriving tourism market. Its established presence in the short-term rental market makes it a turnkey asset for the savvy investor.

* House 2 (The Modern Container Home): An architectural statement in sustainability and industrial chic, this home is constructed from three 40-foot shipping containers. This is not your average modular build; it is fully insulated, air-conditioned, and fitted with premium double-glazed glass throughout to frame the stunning vineyard views while maintaining superior thermal efficiency.

Agricultural Excellence & Water Security

The heart of the property is the 4 hectares of fully irrigated, wine-producing grapevines. These vines are not just for show—they are a serious commercial asset with an approximate seasonal yield value of \$80,000. The vineyard benefits from the region's famous volcanic soils and is supported by a sophisticated irrigation system.

Beyond the vines, the land is thoughtfully divided into:

- * 6 hectares of prime grazing paddocks, perfect for horses or livestock.
- * 3 hectares of pristine native bushland, offering a private sanctuary for local birdlife.
- * Water Brook Frontage: The property enjoys direct access to the Wollombi Brook, ensuring a picturesque boundary and vital water security.

Infrastructure & Sustainability

This estate is engineered for the future. It boasts a massive 62-panel solar array integrated with 12 kWh lithium batteries, drastically reducing operational costs and providing a sustainable energy footprint. For the serious hobbyist or professional farmer, the property includes a colossal 12m x 33m machinery shed, providing ample space for tractors, vineyard equipment, and large-scale storage.

Location and Lifestyle

Located just over an hour from Newcastle Airport (NTL) and two hours from Sydney, Broke is the 'tranquil side' of the Hunter Valley. It offers a more intimate, boutique experience than its neighbors, making it a favorite for travelers seeking peace and authenticity. Whether you are looking to become a vigneron, run a boutique hospitality business, or simply enjoy a high-end country lifestyle with zero power bills, this Broke estate represents the pinnacle of Hunter Valley real estate.



The property is fully equipped, meticulously maintained, and ready for its next chapter.

ABOUT THE AREA

Located in the scenic Hunter Valley of New South Wales, Broke is a tranquil village that offers a 'road less travelled' alternative to the busier tourist hubs of Pokolbin and Cessnock. Nestled at the base of the striking Brokenback Range and the Yellow Rock escarpment, the town was named in 1830 by Surveyor General Major Thomas Mitchell in honor of his fellow Napoleonic War veteran, Sir Charles Broke-Vere. Today, it is the centerpiece of the Broke Fordwich wine sub-region, known for its peaceful atmosphere, ancient volcanic soils, and a community-centric spirit that feels miles away from the hustle of city life.

Historically, the area served as a vital stop for livestock drovers on the original colonial road from Sydney to the Hunter Valley. While it once boasted a bustling economy of dairy farms and orange orchards, the modern landscape is defined by boutique viticulture. The unique 'Fordwich Sill'—a weathered volcanic clay—allows the region to produce world-class Semillon, Shiraz, and Chardonnay. Beyond the vine, Broke has emerged as a significant hub for agritourism, featuring expansive olive groves, lavender farms, and the Hunter Valley's largest organic winery, all which celebrate the fertile alluvial plains of the Wollombi Brook.

For those interested in heritage and local culture, Broke offers several well-preserved landmarks, including the historic Broke Hall (1898) and the quaint village school (1876). The town is also famous for its vibrant annual events, most notably the Broke Village Fair held every September, which showcases local produce, vintage cars, and regional crafts. Nature lovers can explore the nearby Yengo National Park, which contains significant Aboriginal rock art sites like the Baiame Cave, featuring a massive painting of the 'Sky Father' that dates back thousands of years.

The nearest major airport to Broke is Newcastle Airport (NTL), located approximately 85 kilometers (about a 1-hour and 15-minute drive) to the east. For those arriving on international flights, Sydney Kingsford Smith Airport (SYD) is the primary gateway, situated roughly 180 kilometers to the south, offering a scenic two-hour drive along the historic Tourist Drive 33.

MAiN FEATURES:

- * House 1 720sq meters House 2 has 87sqm (Total 807m2 living Space)
- * 130000m2 plot (13 ha)
- * House 1 has 6 bedrooms House 2 has 3 Bedrooms (9 total)
- * House 1 has 4 bathrooms House 2 has 2 (6 Total)
- * Stunning Views
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Australia
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com



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Κοινά

Κρεβατοκάμαρες:	9
Μπάνια:	6
Τελειωμένα τετραγωνικά πόδια:	807 τ.μ
Μέγεθος αυλής:	130000 τ.μ

Lease terms

Date Available:

Contact information

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