



68 Campersic Road, Herne Hill

Your Dream Valley Lifestyle Awaits - Two Homes, Vineyard & Endless Potential

Set amongst the lush landscapes of the Swan Valley wine region, this property presents a truly rare opportunity to live the dream. Spanning 3.32 hectares (approx. 8.2 acres) of established vineyard, this unique property combines country charm, investment appeal and lifestyle potential - all just moments from Perth's most iconic wineries and restaurants.

Occupying a corner block, the property features two separate dwellings, providing flexibility for multi-generational living, dual income potential or the chance to completely reimagine the site into your dream estate. The land itself is covered by a productive vineyard, offering the opportunity to continue the tradition or explore new agricultural or lifestyle ventures. Please note the vineyard has been leased for this season's use. Surrounded by natural beauty and endless possibilities, this property is a blank canvas ready for your vision.

Please note: this is an "as is" sale, and no warranties are provided on the existing buildings.

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FOR SALE
\$1,650,000

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



Key Features:

- Expansive 3.32 Ha (approx.) corner lot with Grenache vines
- Two dwellings on site - ideal for renovation, rebuilding or redevelopment in the future *subject to council approval*
- Stunning Swan Valley setting surrounded by nature and rural charm
- Endless potential for a lifestyle property, small-scale vineyard business or family estate
- Just minutes to world-class wineries, restaurants and the day-to-day conveniences of Midland

Opportunities like this are few and far between - a picturesque vineyard property with the space and flexibility to create your dream lifestyle in the heart of the Swan Valley.

For more information, please contact Kira or Kalin today.

Disclaimer: Please note this property is connected to mains water, has 2 rain water tanks and is not connected to mains sewerage but has septic tanks. There is no irrigation at the property. There is a lease on the vineyards for this season periodically.

MORE DETAILS

Property ID	86CHNF
Property Type	House
Land Area	33159 m2

Kira Willis 0424 339 905

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