

105 CORINELLA ROAD, CORINELLA, VIC, 3984



# FOR SALE

## LIFESTYLE, INCOME, LOCATION - BOUTIQUE WINERY, RESTAURANT, CAFE & DELI

The Corinella Restaurant, Winery is being offered for sale for the first time since its establishment. This well-established property offers a unique combination of lifestyle and income with potential for further development. It is situated approximately 90 minutes from Melbourne, in a highly sought after area of the Bass Coast surrounded by multiple towns and just a very short distance to Phillip Island.

There are 5 acres of vines planted on 25 acres. Grape varieties include Chardonnay, Cabernet Sauvignon, and Riesling. The wines are made in a purpose-built winery. The wines are sold in the business & restaurant the brand is well established locally. There is potential to increase sales by marketing further afield.

### FEATURES

- Land 25 Acres
- Main Road Frontage
- Public Parking
- Water (Bore)
- Water (Dam)
- Town Water
- Rainwater Tanks
- Sealed Forklift Area
- Shedding/Workshop
- Irrigation Infrastructure
- Large variety of fruit trees & 300 Olive trees
- Approximately 15 acres of mixed vegetable gardens
- Wine Storage
- Cellar Door Restaurant
- Delicatessen & Green grocer Sales

The renowned Restaurant is a single-level building licensed to accommodate up to 170 patrons. It incorporates open-plan seating overlooking inside, out door court yard with an amazing atmosphere water fountain with an umbrella grapevine has you dine and enjoy your wine. Large commercial kitchen, bar and serving area. The home on the property offers 3 bedrooms, kitchen, 2 living areas, bathroom, and laundry, wood fire,

0 BED | 0 BATH | 0 CAR

### PRICE:

Contact Agent

### OPEN FOR INSPECTION:

N/A



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