

example REAL ESTATE





## Lake George 173 The Vineyards

### For sale: Under Management with Substantial Income

Lake George Estate offers the opportunity to continue the legacy of a high-quality wine business, successful restaurant, beautiful accommodation and high-demand function venue. The foundation is set for this thriving land to keep yielding the fruits that have made it a resounding success and build upon the substantial income currently generated. All of this is being offered with vacant possession or the opportunity to employ the existing management team and run the estate at arm's length.

The magnificent rolling hills that make up the Estate embrace Lake George and the 112 hectare on offer perfectly. It's a truly picturesque environment that creates the characteristic taste and flavour imparted on the wines produced. The wines have been acclaimed by some of the biggest industry names, as too the venue which is popular for weddings and long lunches.

"Excellent winery able to produce wines of high to very high quality, knocking on door of a 5-star rating".

The James Halliday's Australian Wine Companion awards a 4.5-star rating to the winery overall.

Each year hundreds of wedding guests flock to Lake George Estate to partake in celebrations at the architect-designed cellar door and Westering Restaurant. With a dining room that embraces the spectacular outdoor setting guests are catered for via the commercial kitchen and professional kitchen staff on hand. Downstairs bespoke function spaces abound with each nestled among wine paraphernalia they offer unique entertainment settings exclusive to Lake George. From this location thousands of litres of wine are stocked and shipped abroad. Snug safely in the corner is the cellar museum which protects the oldest of vintages no longer available to the general public.

Regarding the vines, they were established in 1971, making Lake George Winery one of the earliest vineyards of the Canberra District Wine Region. Since 2015, the vines have undergone extensive grafting with the Shiraz grafted to the highest quality clones of Penfolds and Best's. These vines are now bearing fruit and delivering quality wine.

Towards the escarpment a beautifully decorated homestead awaits providing additional revenue, the accommodation is popular with the bride and groom and perfectly placed for the growing demand for self-catered stays in the region. The home is comprised of four large bedrooms with the gorgeous Master bedroom opening up to vistas of the rolling vines below. The open plan living and dining is bathed in natural light and enhanced by vaulted ceilings and a substantial fireplace for those nights when the temperatures drop but the party continues. The kitchen transforms the home into an indoor/outdoor entertainment space with timber bi-folds facilitating the flow of guests towards the undercover dining alcove. A wrap around terrace opens up to the entirety of the vineyard and the perfect spot to enjoy the ambiance that is Lake George Estate.

Reach out to Hugo Ortega of Etch Real Estate to discuss Lake George Estate and all its trimmings. The sale is being offered by Expression of Interest and with the multitude of revenue streams, stock on hand and facilities. It will prove very popular with astute investors and entrepreneurs alike. Its hard to imagine a better platform to leverage off and enhance a global brand of wine and local culinary and function icon.

Information Memorandum & eBrochure available on request or downloaded online:

[www.LakeGeorgeEstate.com](http://www.LakeGeorgeEstate.com)

**Sold**

4 2 8

**Inspect**

Inspection of this property is available strictly by arrangement only.

**Contact**



Hugo Ortega

hugo@etchrealestate.com.au  
0414 604 504



Luljeta Ortega

lu@etchrealestate.com.au  
0405 379 540



PRIZED FUNCTION VENUE  
AND CELLAR DOOR

CELLAR MUSEUM

CONFERENCE/RECEPTION HALL

THE WESTERING RESTAURANT

CELLAR DOOR

CELLAR DOOR ENTRANCE

27

THE  
Westering  
RESTAURANT  
14.3 X 15.8M

WINE  
MUSEUM  
3.9 X 1.9M

CONFERENCE  
RECEPTION HALL  
24 X 15.4M