



## 45 Hyem Road, Herne Hill WA

### KEY INFORMATION

#### Address

45 Hyem Road, Herne Hill WA

#### Price

AUCTION 9TH November 2021

#### Type

Commercial / Other

#### Land Area

4.29 hectare

#### Build Area

519 sqm

#### Car Spaces

N/A

#### Listing Type

Sold

- Auction on Site 12.30 PM
  - 9th November 2021
- Vacant Possession or Negotiate New Lease.

- MULTI FACET PORTAL of OPPORTUNITY, LEASED with VARIOUS CASH FLOW&#x2026;
- PRIME LOCATION, FLOURISHING RESTAURANT, MULTI- AWARD VINEYARD!
- LEVEL LAND, STUNNING HILLS VIEW FOR a REFINED STYLISH RESIDENCE...

What's left in our Swan Valley with growth potential, a charming brook, olive grove, level dry land to build upon- plus the big plus, of a very reliable passive income?.

There is little to compare to such a remarkable property for your secure safe superannuation. The valley is booming as our growing populous increasingly enjoy the convenience and ambiance of the south west, but without the travel!.

The yield of this licensed commercial property/premises improves if you build to reside, once the capital cost, of this land is adjusted. As ever the majority of outgoings is magically paid by the lessee!. Please call me regarding various new ideas for "adding value", and revenue.

Vines include Chardonnay Merlot and Shiraz [4 acres] positioned adjacent Susannah Brook. This fantastic 4.29 Hectares [10.6 Acres] produces around 8 tonnes of fruit and about 400litres of olive oil and includes a very valuable water license. Amazing gardens, plenty of parking, with amenity for [200 covers] as ideal for corporates, wedding ceremonies celebrations, in a modern low maintenance setting. You will revel and relax quickly in such wonderful ambiance. Families love the bright gardens, safe playgrounds, casual alfresco, formal layback dining culture, with view to vines and outdoors..

Make an Appointment now to insect this fairy tale hideaway... Call Ian Sargison 0417 991 910.

### AGENT INFORMATION



**Ian Sargison**  
Business Broker

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**Jonathan Kilborn**  
PRINCIPAL/LICENSEE

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