CROFTERS HOUSE EST. 1863

A LANDMARK DESTINATION WELLNESS SPA OPPORTUNITY

Nikola Estate | Swan Valley, Western Australia



Introduction

CROFTERS HOUSE

Set within the picturesque grounds of Nikola Estate in the Swan Valley, Crofters House presents a rare opportunity to establish a premium destination day spa in one of Western Australia's most distinctive heritage and hospitality settings.

Originally constructed in 1863, the approximately 450m^2 property offers an exceptional setting for an immersive wellness experience, combining historic character, landscaped surrounds and the appeal of an established winery, restaurant and wedding precinct.

We are now seeking Expressions of Interest from suitably qualified operators, and are able to offer a long term lease for the successful candidate.

- **Established in 1863**, Crofters House reflects more than 160 years of Swan Valley heritage.
- **Located within one of Australia's oldest winemaking estates**, with origins dating to the 1830s.
- **Originally constructed as a homestead**, the building retains distinctive colonial architectural character and a connection to the Swan Valley's early winemaking history.
- **An authentic heritage setting**, offering a unique opportunity to create a contemporary luxury wellness experience within a historically significant property.

The Destination

NIKOLA ESTATE, SWAN VALLEY

Located in the heart of the Swan Valley, one of Western Australia's most celebrated food, wine and tourism regions, Nikola Estate is an established destination for premium hospitality, weddings and visitor experiences.

Situated approximately 18km from central Perth, the estate is conveniently accessible from across the metropolitan area via major transport connections, including Great Northern Highway, Reid Highway and Roe Highway.

Home to the highly regarded Woodcutters Restaurant, a popular seven-day cellar door and an established wedding and functions business hosting more than 100 weddings annually, Nikola Estate offers a mix of hospitality attractions and regular visitor activity.



NIKOLA ESTATE

SITE PLAN



The Opportunity

CROFTERS HOUSE

Crofters House presents a rare opportunity for an experienced spa and wellness operator to establish a premium destination within an already established hospitality and events precinct.

The vision extends beyond a traditional day spa, with opportunities to attract a diverse customer base through couples retreats, bridal and wedding party experiences, private group bookings and tailored wellness packages.

The distinctive heritage and vineyard setting also offers a unique destination for the right operator to attract visitors from the greater Perth region, for curated wellness treatments, immersive spa rituals and relaxation spaces.

Potential collaborations with Nikola Estate's hospitality offerings could provide scope for complementary food, wine and wellness packages.

Nikola Estate's broader precinct has proposed plans for short stay accommodation, including a 100-key premium hotel and 75-room resort, subject to relevant development approvals.

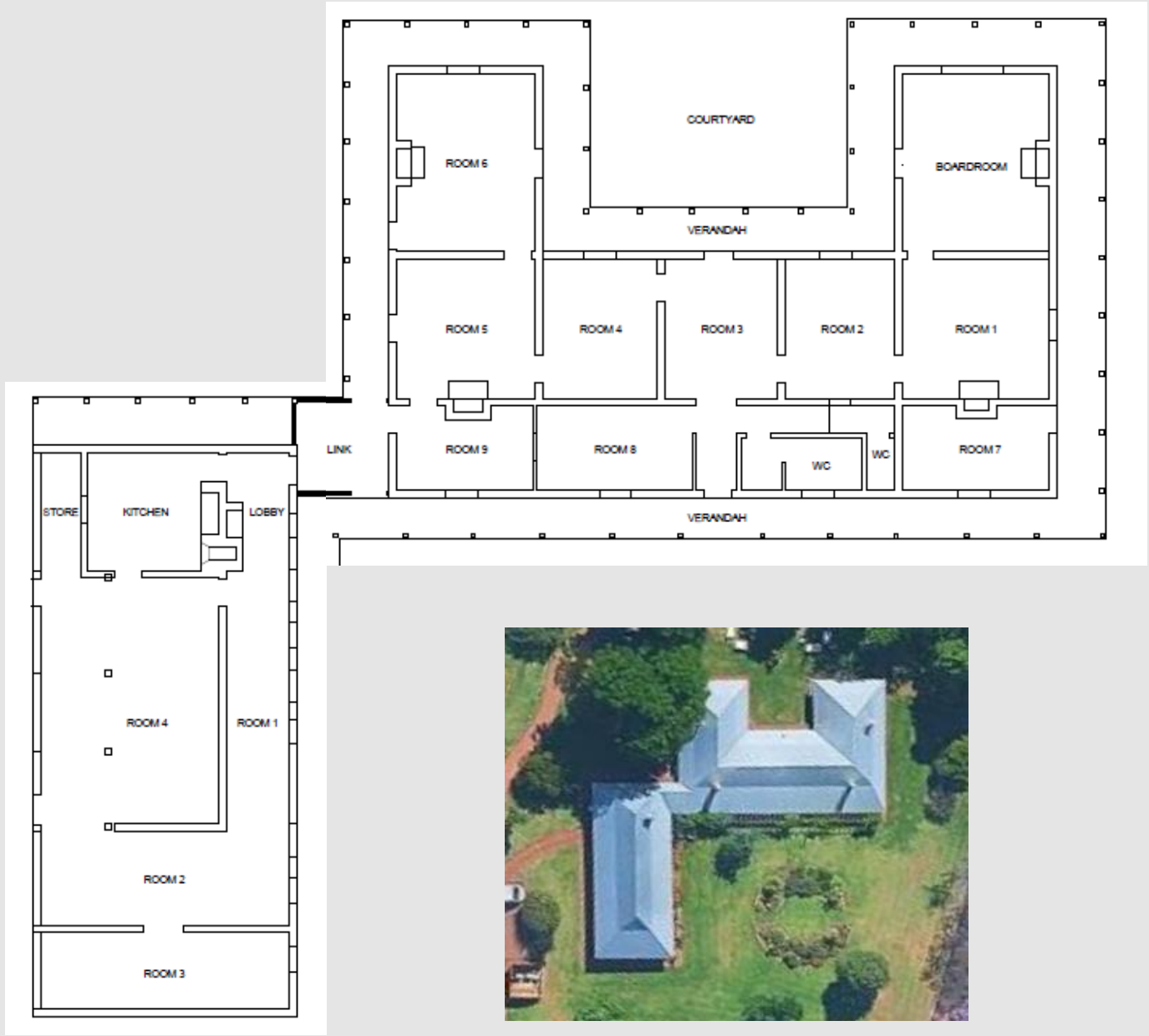




Existing Floor Plan

CROFTERS HOUSE

- Approximately 450m² internal area.
- Beautiful heritage elements include timber flooring, high ceilings and original fireplaces.
- Air conditioning, 3 phase power, toilets and existing kitchenette in situ.
- The current configuration provides a foundation for a prospective operator to explore a bespoke spa and wellness concept.
- The vision is for the wellness spa to deliver a premium guest experience while respecting the property's historic character.



CROFTERS HOUSE

GALLERY – INTERNAL 1



CROFTERS HOUSE

ARTIST IMPRESSION – INTERNAL 1



CROFTERS HOUSE

GALLERY – INTERNAL 2



CROFTERS HOUSE

ARTIST IMPRESSION – INTERNAL 2



CROFTERS HOUSE

GALLERY – INTERNAL 3



CROFTERS HOUSE

ARTIST IMPRESSION – INTERNAL 3



Contact & Next Steps

CROFTERS HOUSE

To register your interest, or for any queries, please contact Justin De Giorgio at Metier.



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