

194 Rifle Butts Road, Landsborough, VIC, 3384



Land For Sale

Thursday, 28 November 2024

194 Rifle Butts Road, Landsborough, VIC, 3384

Type: Land



Aidan Moar
0353521537

Prime Lifestyle and Vineyard Opportunity in the Heart of the Pyrenees Wine Region

Discover the perfect blend of rural charm and business potential with this exceptional 85-acre (approx.) property, set against the stunning backdrop of the Pyrenees wine region. Ideally located just 30 minutes from both Ararat and Stawell, this rare offering provides an enticing opportunity for vineyard expansion or an idyllic lifestyle retreat in one of Victoria's most picturesque areas.

The property features secure boundary fencing, ensuring peace of mind and privacy. A large dam with excellent catchment offers a reliable water source, supporting both agricultural and recreational pursuits. At the heart of this property lies a thriving, well-established 30-acre (approx.) vineyard, complete with a comprehensive irrigation system. The vineyard's layout and infrastructure make it an attractive proposition for existing vineyard owners seeking to expand their operations or newcomers eager to break into the lucrative wine industry.

Beyond its agricultural potential, the land's rolling hills and sweeping views create a serene environment ideal for those seeking a tree-change or weekend getaway. Imagine waking up to panoramic vistas of the surrounding countryside, enjoying the tranquillity of rural living while remaining connected to key regional hubs. The Pyrenees region is famed for its award-winning wineries, offering the added bonus of living and working within a vibrant and supportive winemaking community.

Whether you envision expanding a successful vineyard business, building your dream home, or creating a tourism venture, this property offers boundless opportunities. Its size, location, and existing infrastructure provide a solid foundation for future growth and development.

Don't miss this rare chance to own a slice of vineyard paradise. Contact the listing agent Aidan Moar on 0458 579 328 today for more information and to arrange your private inspection.

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