



194 Rifle Butts Road Landsborough VIC

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

Price : \$495,000
Land Size : 85 Acres
View : <https://www.araratballaratrealestate.com.au/sale/vic/grampians/landsborough/residential/land/8203196>



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