



For Sale

Location: **Melbourne**
Asking: **\$485,000**
Type: **Agriculture/Hort/Aquatic**

Thirty-Two Acres of Land With Winery & Caravan Park Permit

Here is a huge opportunity to create a winery and tourism destination in the heart of a wine-growing region.

Situated to the west of Melbourne on a major highway, this property has had extensive town planning work done and is now ready to commence construction.

The land is essentially flat, lightly treed and with an occasional creek and a dam. It has exposure to the main road, making it ideal for a tourism-focused business.

There are current permits in place for a winery, cellar door sales, a caravan park and a residence. In addition, there is three-phase power on site.

Raise a toast to a pretty little town that punches well above its weight. Visit world-renowned wineries featuring age-old vines and award-winning wine. Sample exceptional shiraz of the sparkling and still kind, and regional fare to complement both, at cellar doors and cosy cafes.

Sheep graziers settled the area in the 1840s, then grew following the discovery of gold and later the planting of its now-famous grape vines. The area boasts a crop of pioneering wineries, earning it a reputation for producing some of Australia's finest wine.

Details of the plans and permits are available on request.

Brett Bowden 0417 005 755

Agent in conjunction - Ian Riley 0438 065 666

Contact:

Brett Bowden
0417 005 755 or [03 9395 6800](tel:0393956800)

aubizbuysell.com.au/134247

Business Brokers Network
Australia
Broker Ref: 26357

