

103 Hard Hill Rd, Armstrong, Vic 3377



Sold Lifestyle

Thursday, 15 February 2024

103 Hard Hill Rd, Armstrong, Vic 3377

Bedrooms: 5

Bathrooms: 3

Parkings: 12

Area: 17 m2

Type: Lifestyle



Brad Jensen
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Contact agent

Magnificently set within beautifully landscaped garden surroundings on 43 (approx.) acres, this sumptuous, architecturally designed family home is in harmony with its rural setting, whilst also making a bold statement, with a heightened sense of anticipation behind the private vineyard. There is a real sense of arrival as the picturesque entry meanders along elegant vines to the entertainment pavilion overlooking the magnificent dam. The House A striking rammed earth north facing homestead overlooking the beautiful garden sets the scene of what this unique home has to offer, four queen size bedrooms with the master featuring a WIR & ensuite, the 4th bedroom currently acts as a study. The thoughtfully designed kitchen showcases quality appliances, stone benchtops and overlooks the dining & living zones. Outside family entertaining is easy with a custom built pizza oven & custom outdoor kitchen. The Main Shed Unique 25m x 15m (approx.) construction with 12m apron off the front & 3 phase power via an inverter. One bay is sectioned off & is completely climate controlled & currently used for wine barrel storage. The Pavilion 8m x 15m this remarkable entertainment pavilion (formally cellar door) with honed concrete floor is the perfect option for entertaining or would undoubtedly be the quintessential home office, studio, short stay accommodation, currently at one end there is a small self-contained apartment. Overlooking the dam & vineyard this remarkable building certainly provides an abundance of options. The Vines 18 (approx.) acres of premium vines planted in 2006/7. Mix of Shiraz, Riesling, Nebbiolo, Durif, Tannat. Serviced by rural recycled water. these well maintained vines produce circa 40-50 tonnes per annum. This ultimate lifestyle property is the perfect country retreat you have been searching for with the added bonus of an additional income by selling the grapes or contracting the vines out. As an option the vendor is willing to lease back the vineyard for approx 12 months. Quietly secluded, but far from isolated, this stunning property located in the wine mecca of Great Western is an easy 2.5 hours from Melbourne & a short drive to Halls Gap, Ararat & Stawell.