

114 Degraves Road, Crowlands, Vic 3377



Viticulture/vineyard For Sale

Friday, 3 May 2024

114 Degraves Road, Crowlands, Vic 3377

Bedrooms: 3

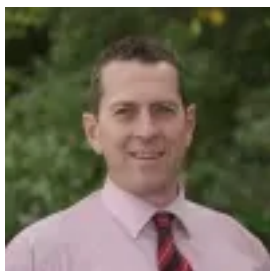
Bathrooms: 2

Parkings: 2

Area: 64 m2

Type:

Viticulture/vineyard



Michael Fratin

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Expression Of Interest

Elders Real Estate Ararat is pleased to bring to the market 'Dog Rock Winery' An exceptional and sustainable Winery business offering the ultimate lifestyle opportunity encapsulating a serene bio diverse environmental aspect strategically positioned between the Pyrenees and Grampians Wine Regions with a strong reputation for producing quality wines. The assets include the 5 star Halliday rated Dog Rock wine brand and inventory, substantial water storage capacity for irrigation, high quality improvements including rendered brick residence, winery, cellar door and machinery shed. Key Features Include: * Total area of approx 65 hectares or 160 acres * Totally off Grid with solar and battery power * 6.06 hectares or 15 acres of quality low yielding premium established vineyard across 11 varieties with first plantings in 2000. Shiraz (2.48Ha) Tempranillo (0.58Ha) Grenache (0.60Ha) Riesling (0.95Ha) Chardonnay (0.30Ha) Cabernet Sauvignon (0.45Ha) Graciano (0.20 Ha) Torriga (0.14 Ha) Arinto (0.16 Ha) Fiano (0.06Ha) Azal (0.14Ha) * Cellar door with stunning views and licensed for 35 patrons * Insulated winery with underground barrel/packaged wine storage * Two story 3 bedroom rendered brick homestead with spectacular elevation and views to the surrounding mountains. * Approx 32 megalitre water storage capacity via surface dams. The sale of Dog Rock Winery presents as an excellent opportunity to acquire a well-established rural lifestyle property with a highly regarded wine brand, just over two hours drive from Melbourne in a premium wine region. The comfortable and character filled family home provides a warm and relaxing feel immersed in nature with a spectacular outlook while the cellar door, situated above the winery is positioned overlooking the vineyard, native vegetation and with stunning views across the property to the surrounding nearby hills. Rarely does an opportunity to acquire a rural lifestyle property that offers beauty, diversity and seclusion come with commercial income earning capacity. A truly unique landholding situated in a highly regarded area. Dog Rock Winery is being offered For Sale by Expressions of Interest, closing Thursday 20th June 2024 at 4pm (AEST). For further information or to arrange an inspection, please contact the exclusive selling agent. Inspections are strictly by appointment.