

**115 Old Dairy Flat Road, Heathcote South, Vic 3523**



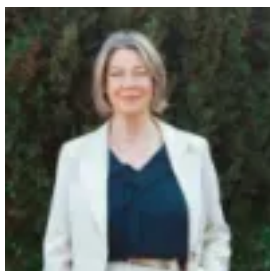
**Sold Residential Land**

Friday, 6 October 2023

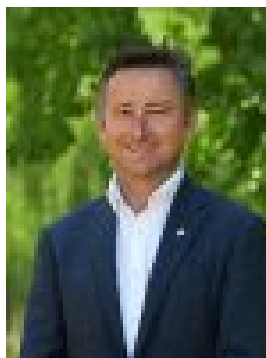
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Area: 16 m2

Type: Residential Land



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## Contact agent

This exciting new listing of 41.36 acres (approx.) offers a plethora of options in renowned Heathcote South. Wine makers, hobby farmers and those looking to realise their dream country escape will certainly see great value, all subject to council approval. Thanks to the climate and excellent soil conditions, Heathcote is one of the largest and highly renowned Shiraz producing regions in Victoria. 115 Old Dairy Flat Road also boasts an excellent underground water supply and the north facing hill running through its centre makes the property all the more enticing for winemakers. Perhaps you will also investigate opening your cellar doors here too, to the many visitors drawn here? What could you build to take in the magnificent views of the Cobaw Ridge, Mount Alexander and even Mount Macedon? There are certainly many impressive surrounding homes to take inspiration from. Perhaps you will pursue your hobby farm aspirations. The perimeter fencing is in very good order and there is a dam capturing excellent rain runoff that could be enlarged. Why not set out for a day trip, book in a viewing of this unique property and treat yourselves to a special lunch at Chauncy in Heathcote to make plans for an incredible lifestyle change.