

175 Napier Road, Mirboo, Vic 3871

&

House For Sale

Monday, 22 April 2024

175 Napier Road, Mirboo, Vic 3871

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 2 m2

Type: House



Bec Cook

\$895,000

Discover a world of opportunities within this serene 5-acre boutique vineyard; offering breathtaking views and country charm, nestled amongst the lush rolling hills of South Gippsland. Privately set back beyond tranquil gardens, the character-filled home, reminiscent of the 1940's, has been lovingly updated, with the irreplaceable charm of eras gone complimented with modern conveniences. The heart of the home undeniably lies within the kitchen, dining and lounge which are beautifully positioned to ensure the stunning rural surrounds can be enjoyed from every angle. Warmed by a cosy wood fire with the backup of a split system, this delightful space boasts hardwood floors, picture rails, lofty ceilings, an ornamental fireplace and large double hung timber windows. The kitchen displays timber look benchtops, and quality Miele appliances. Soak up the glorious winter sun and exquisite outlook in the adjoining North facing sunroom that opens onto the expansive back deck that is ideal for entertaining. The home affords three spacious bedrooms (master with built in robes) which are serviced by the centrally located bathroom with shower over bath, single vanity and toilet. Conveniently, there is a second bathroom located off the laundry. Outside, the residence is complimented by sprawling gardens, an established orchard and olive grove, water tanks, pizza oven, machinery shed, wood storage and garden shed. The gently sloping acres comprise plantings of Pinot Noir, Sauvignon Blanc, Shiraz and a small amount of Pinot Gris all producing quality fruit annually. The two-acre paddock, on productive red soil, at the rear of the property presents ample space for a few animals or scope for future expansion of the vineyard. Completing the ensemble is a well-appointed insulated shed housing a cosy cellar door/tasting room and winemaking facility. Currently all wine produced at Red Door Estate is exclusively grown and sold through the Cellar Door on weekends, at popular farmers markets in South Gippsland, and to several B&B's in the area. Whilst the property is primarily presented for sale as a lifestyle farm, the opportunity exists to acquire the stock and equipment, machinery and business name separately, with further details available upon request. This unique rural haven is perfect for hosting private events thanks to the scenic backdrop of vibrant gardens, sprawling vineyard and stunning rolling hills. All this conveniently found just 11 minutes from Mirboo North; catering to a variety of aspirations, including permanent living or an idyllic weekender. Enquire today!