

# 201 Gayfer Road, Chiltern, Vic 3683



## Other For Sale

Friday, 14 June 2024

201 Gayfer Road, Chiltern, Vic 3683

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 54 m2

Type: Other



Clinton Harvey  
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**\$1,995,000**

The perfect blend of rural tranquillity and urban convenience, this idyllic North East Victoria property offers the perfect setting for horse enthusiasts. Spanning an impressive 53.82 hectares (133 acres) of gently rising to hilly countryside bordering national and state parks, this expansive property showcases rural beauty and multifaceted working spaces. Ideally, the new owners of Appletree Equestrian Centre would carry on operating the business as a successful enterprise, as the current facilities are exceptional, featuring state-of-the-art equipment and remarkable attention to detail. Significant investment has already been made, however, this rural retreat located on the outskirts of the historic gold rush town of Chiltern, also presents as a blank canvas, allowing any number of agricultural or other pursuits to be carried out. Where vineyards once covered the mainly cleared land, that same landscape is now lush, open paddocks perfect for horses and no expense has been spared in the setting up of this outstanding horse heaven which boasts near-new infrastructure. Once the Chiltern Vineyard, established in 1913, it employed many miners from the nearby exhausted gold fields. The then cellar building was formerly the engine house of the Chiltern Valley Gold Mine and was transported to the property in 1922. Its remains are still visible, as are two concrete wine vats and an underground cellar. The latter was used by the Gayfer family who bought the winery in 1948. Keith Gayfer operated the winery until the late 1990s when he decided to retire as the Hume Freeway bypass meant he no longer had direct access to his cellar door. Gayfer Wines was noted for its White Port, unique to an Australian winery. Durif and Tawny Port were also popular Gayfer wines. The only other reminder of the property's chequered past is a brick chimney, believed to be part of a late 1800's school building. Offering a variety of other quaint structures amidst the backdrop of natural beauty, the property presents a unique opportunity for buyers looking for a blend of family living, bountiful agricultural inclusions, and other potential income. The present owners demolished the only house on the property in readiness for a new building. The council approved site sits on the highest point of the property and affords 360-degree panoramic views, including across Australia's last remaining Box-Ironbark forests. There are four horse paddocks adjacent to the new house site to be close to your own horses. The property, which is located halfway between the twin cities of Albury-Wodonga and the rural city of Wangaratta, has easy access off Gayfer Road which runs parallel to the Hume Freeway. Nearby is the Murray Valley Highway. There are wide gates and laneways and large turnaround areas for trucks and large vehicles towing horse floats. The productive and picturesque countryside boasts highly fertile and versatile soils, ideal for all livestock enterprises, including cattle and sheep. The property is securely watered by six dams, with one large spring fed dam holding a water licence for 24 megalitres. Present arrangements are 12 paddocks with near-new horse shelters, and 15 other paddocks. Some of the paddocks are currently agisted long term, the others are used for short term stays including events and clinics guaranteeing ongoing income. Infrastructure, including a large hayshed, a machinery shed, steel cattle yards with loading ramp, fencing (mostly electric), and gates, are in excellent condition. Equestrian facilities include state-of-the-art, all-steel stables with concrete flooring, comprising four standard stalls with automatic water, lights and power, a large mare and foal stall, and a drive-through float bay, all under the one roof. There is also two concrete wash bays, one with hot water, and three 22,500lt rainwater tanks. There are three areas for equine activities, including two fenced sand arenas, one with solar powered lighting. A large, two-storey, air-conditioned, bunkhouse/tack room provides on-site accommodation for up to 12 people. Upstairs comprises a large kitchen/dining area, plus a separate dormitory with 12 single beds. Downstairs is a bathroom, two toilets, and two vanity basins, plus a tack room which incorporates a laundry. Under the same roof is an outdoor entertaining area. Solar power is installed. Additional income is currently sourced through owner operated catering, hosting dressage and show jumping clinics, and leasing facilities to instructors and the broader equine industry including mounted equestrian government departments, horse transport and recreation clubs. This kind of private facility is very unique for the area and it has proved very popular. This would be yours to grow and reap the rewards. The Chiltern and Mt Pilot National Park as well as the Barambogie Bushland Reserves boast many areas for short, trail and endurance riding right at the back gate. Other attributes include excellent stands of shade trees, an old orchard, and established, well-defined laneways. Venturing further afield, the rural haven is within proximity of the historic gold mining towns of Beechworth and Yackandandah, the town of Barnawartha, and the popular Rutherglen wine region. This property will reward its new owners decade after decade, no matter the pursuit.