

# 39 Elgin Road, Beechworth, Vic 3747



## Sold Acreage

Sunday, 13 August 2023

39 Elgin Road, Beechworth, Vic 3747

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: Acreage



Janet Friend

0407939976

## Contact agent

Welcome to a truly unique lifestyle opportunity, peacefully situated on the edge of Beechworth on a beautifully maintained 2.8-acre parcel, offering captivating rural views of Red Hill. Dry stone walls welcome you to this charming Victorian cottage featuring three bedrooms and two bathrooms, that exude old-world character with modern comforts. The fully renovated kitchen with open-plan dining and entertaining area form the heart of the home, where you can enjoy every meal while immersing yourself in the unobstructed rural vistas that stretch beyond. Welcome the outdoors inside with two sets of four-pane bifold doors that lead onto the outside deck. Beyond the entertaining area, you will find three large bedrooms plus a separate lounge with ambient wood fire and French doors that lead you onto the veranda. As you explore the property, you'll discover an acre of Nebbiolo grapevines thriving under the sun. A true vineyard experience awaits, where you can indulge in the joy of cultivating your own grapes and perhaps envision crafting your very own wine. The current owners have been operating a widely recognised and award-winning vineyard "Traviarti." The property comes equipped with an insulated and temperature controlled winery. Additionally, you'll find ample space for storage and projects with the inclusion of practical shedding. If winemaking is not for you this property offers the potential to develop in your own style catering to endless pursuits. With a 90,000 litre rainwater tank off the winery and the convenience of town water to the property, your options are limited only by your imagination. The red soils are fertile and are suitable for a wide range of horticultural pursuits. Vegetable beds, raspberries, citrus, figs and avocado, along with your own sugar maple, are well established. Savour the best of both worlds - a tranquil country setting within walking distance to town. This is a lifestyle opportunity that blends rustic charm, picturesque views, and the possibility of crafting your own wine, all within the embrace of this delightful Victorian cottage. Don't miss your opportunity to seize this chance - enquire now and make this remarkable property your own. Please note: Winery equipment and machinery can be offered for sale separately.