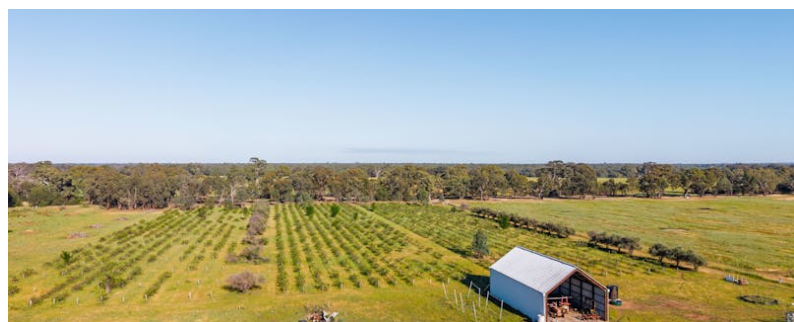




2986 Federation Way, RUTHERGLEN, VIC 3685

A Rare Slice of Rutherglen Wine Country

15.38 hectares, 38.00 acres

Set amongst the vines and rich soils of one of Victoria's most celebrated wine districts, this exceptional rural holding offers a rare opportunity to secure your own piece of Rutherglen's wine country.

Positioned on the outskirts of town, this allotment spans approximately 16 hectares and currently comprises two paddocks - one previously established as a vineyard approx 4ha with a large open machinery shed, and the balance as cleared, workable country.

For those with vision, the scope here is undeniable. Whether you're looking to reimagine the vineyard, extend your agricultural footprint, or create a lifestyle enterprise in one of the region's most tightly held locations, the possibilities are rich and rewarding.

While the property currently presents in a condition requiring improvement, its location, zoning, and existing infrastructure will attract strong attention from local landholders and boutique wine or agribusiness operators alike.

TYPE: For Sale

INTERNET ID: 21P8056

SALE DETAILS

EOI - Closes 17 Nov 2025 3pm

CONTACT DETAILS

Albury
140 High Street
WODONGA, VIC
02 6021 2199

Tristan Wright
0411 434 136

Zoned Farming, a dwelling permit subject to council approval. Interested parties should contact council directly.

Opportunities of this scale and setting rarely reach the open market. This is your chance to secure an authentic piece of Rutherglen's wine-growing landscape where heritage, soil and story run deep.

<https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 38.0000 acres



