



## 136 Darlington-Carranballac Road, DARLINGTON, VIC 3271

A hidden secret revealed - "Jellalabad Estate" - 37 Acres - 3 Titles Mount Emu Creek Winery and Vineyard - Significant accommodation potential

"Jellalabad" - A 37 Acre Estate steeped in history and brimming with potential. Near Darlington in Victoria's Western District, it's more than a property - its an invitation to a thriving rural lifestyle blending heritage, natural beauty and commercial opportunities. Nestled along the Mount Emu Creek, this beautiful property thoughtfully combines wine production, sheep farming, event hosting and short-stay accommodation within its historic 1840's homestead. Whether you're a winemaker, an accommodation operator or a lifestyle enthusiast, "Jellalabad" awaits the next owner.

### Historic Homestead Charm

- Featuring a 6-bedroom residence with open-plan kitchen/dining, formal entertaining rooms, original fireplaces, bluestone features, and an operational bluestone cellar.
- Grand ballroom, scullery, and period architectural details create a rich sense of place.
- Courtyard and return verandahs overlook the surrounding gardens, dam, and vineyard.

**TYPE:** For Sale

**INTERNET ID:** 300P182930

**SALE DETAILS**

**Contact Agent**

**CONTACT DETAILS**

**Elders Real Estate  
Warrnambool**  
80-82 Liebig Street,  
Warrnambool  
Melbourne, VIC  
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**Tom Luxton**  
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## Boutique Vineyard & Award-Winning Wines

The Cellar Door - tasting and function room, thoughtfully designed in harmony with the homestead's heritage.

The vineyard consists of:-

- Shearers Block\* (Pinot Gris - 2007): up to 7.4t annually; gold medal wines.
- Kennels Block\* (Shiraz - 2016): up to 2.5t annually; gold medal wines.
- Peninsula Block\* (Shiraz - 2018): up to 4t annually from Best's Old Block Vines.

## Wine Production & Infrastructure

- Large 4-bay workshop/winemaking shed with concrete slab.
- 12kW\* solar system, dual inverter and 480v\* substation.
- Bluestone stables and interconnected workshops offer charm and utility.

## Short-Stay Accommodation

Not fully developed but a possibility for the new owners, is a collection of historic outbuildings that may be suitable for short-stay accommodation.

- Maid's Quarters: cozy guest retreats with open fireplace.
- Shearers' Quarter: semi-renovated, ideal for group stays.
- Several other rustic outbuildings offer additional accommodation potential.

## Water Security & Utilities

- 220,000L\* rainwater storage for domestic and stock use.
- 4ML\* water right via Southern Rural Water (available by negotiation).

Prime Location in Victoria's highly regarded Western District - Darlington - 3km, Camperdown - 28km, Ballarat - 84km, Warrnambool - 74 kms, Melbourne CBD - 196 km

Set in the heart of a historically rich agricultural region and surrounded by the natural beauty of volcanic plains and creek flats, "Jellalabad" offers peaceful seclusion without sacrificing accessibility.

Located within the Moyne Shire and in 3 separate titles, the property sits in a reliable rainfall zone historically delivering 604mm\* year and benefits from highly productive and versatile soils, making it ideal for many agricultural uses.

A gracious, aura filled property that wears its history with pride while embracing a modern rural enterprise, "Jellalabad" is suitable for multiple income streams, award-winning wine credentials, and the tranquility of Creekside country living, this is a

chance to secure a legacy property and shape it to your vision.

Option to purchase separately all plant and equipment

Extensive vineyard, winery, and farm equipment list available post-inspection.

Available on a W.I.W.O. basis

Wine stock available at valuation

Asking Price - \$1,500,000

Inspections strictly by appointment with Agent















