

201 Gayfer Road, CHILTERN, VIC 3683

Strategic Rural Holding with Excellent Equine Infrastructure

53.82 hectares, 133.00 acres

Set on a picturesque and productive 53.82 hectares, this outstanding rural holding combines prime grazing and cropping land with established, professional-grade equine infrastructure.

Ideally suited to livestock, viticulture, and equestrian pursuits, the property also offers future development potential (STCA), all within a scenic and accessible location.

Adding to its unique character, the historic Chiltern Winery forms part of the property's rich heritage, enhancing its appeal as both a productive rural asset and lifestyle destination.

Formerly operated as a high-functioning equine facility, 'Appletree Equestrian Centre', this property presents as either a high-end private training complex or a revenue-generating business opportunity.

Key Rural Features:

TYPE: For Sale

INTERNET ID: 300P184473

SALE DETAILS

\$1,365,000

CONTACT DETAILS

ELDERS WANGARATTA

24 Rowan Street
Wangaratta, VIC
03 5721 2036

Michael Everard
0408 653 161

- The land is gently undulating and supported by a rare 24 megalitre take-and-use water license, ensuring suitability for intensive agriculture, pasture improvement, or vineyard establishment.

A designated house site with sweeping northerly views across Chiltern-Mt Pilot National Park is ready for immediate construction.

- Situated within Victoria's Central and Southwest Slopes and Plains agro-ecological region, the 53.82 ha (133 acres) property offers a productive blend of pastures, open grazing areas, and low-slope topography well-suited to a range of rural uses including livestock, hay production, and potential viticulture.

- The soil profile is dominated by Brown Sodosols (69%), with Red Dermosols (22%) and Red Chromosols (8%) also present â## providing highly arable, well-structured soil types.

- Water infrastructure includes six dams, one of which is spring-fed with a 24 ML irrigation license. This supports year-round grazing, rotational systems, and supplementary cropping.

- DAS reported estimated potential carrying capacity is 15 DSE/ha, supporting 657 DSE total or 1.9 AE/ha (82 Adult Equivalents) at the fully developed potential.

- Climate features include an average annual rainfall of 656 mm, winter / Spring dominant growing season, 232 m elevation, and a gentle 1.7% slope. The bushfire risk is low to moderate, with frost occurring approximately 28 days annually. Vegetation cover is largely non-woody (77%) with approx. 10 ha of forested area, providing biodiversity and shelter.

Farming & Infrastructure:

- 2 large sheds with concrete slabs â## suitable for hay, trucks, or machinery
- Steel cattle yards and ramp
- Multiple paddocks with extensive fencing and laneways
- 4 small paddocks adjacent to the house site â## ideal for horses or smaller stock
- Dual access via Gayfer Road and Gilmores Road
- Mains power connected

Equine Infrastructure

Horse Paddocks:

- 23 agistment paddocks total â## 12 with wind-rated steel shelters
- Post and electric fencing (steel/timber posts)
- All paddocks with gravity-fed water troughs (fed from 23,000L tank)

Stable Complex:

- Fully steel-framed with concrete slab and timber kickboarding
- 4 stables (4m Ã 4m), 1 mare/foal box (5m Ã 5m)
- Automatic water troughs, internal lighting, and power
- Large drive-through float bay (7.9m Ã 5.9m) with remote roller doors

- Tack/feed/laundry room with power, lighting, saddle racks, and storage

Wash Bays:

- 2 concrete bays; 1 with hot water and sump drainage
- Tie-up points, cross-tying height, adjacent storage zones

Arenas & Access

Main Arena:

- Approx. 60m Ã 25m with sand surface, drainage, and crowning
- PVC fencing and solar floodlighting for evening use

Secondary Arena:

- Approx. 40m Ã 30m â## ideal for groundwork or lessons
- 5-rail steel fencing, positioned for future lighting

Laneways & Float Access:

- 3m+ wide all-weather gravel laneways connecting stables, paddocks, and arenas
- Float turnaround and parking area for multiple vehicles and goosenecks

Services & Utilities:

- Mains power + solar generation system
- 6 dams including a spring-fed dam with 24ML license
- 3 Ã 22,500L poly rainwater tanks
- Gravity-fed water system to paddocks, pressure pump to stables
- Septic system in place and fully functional
- Secure gated entry with clear operational/residential zoning

Accommodation & Support Facilities:

- Bunkhouse (Ideal for staff, clinicians, or short-term rental)

Upper Level:

- Dormitory (12 beds), open-plan kitchen/living, arena views
- Fully furnished, 2 split systems for climate control

Lower Level:

- Dual bathrooms (toilets, showers, vanities)
- Laundry and feed/tack storage
- Covered outdoor entertaining/observation area

Commercial Potential:

- Previously operating as a fully equipped equestrian centre, the facility supported:
- Full-service agistment (short and long-term)
- Equestrian clinics and training events
- Riding school operation
- Venue hire for camps and competitions
- Overnight stays for transport operators

Investment Highlights:

- High-value infrastructure with no immediate upgrades required
- Flexible layout for equine, livestock, or cropping enterprises
- Rare 24ML water license and strong soil profile
- Designated house site with panoramic views
- Excellent access and visibility for business operations
- Onsite accommodation supports staff, events, or rental income
 - Land Area 53.82319 hectares
 - Bedrooms: 6
 - Bathrooms: 2

HOMESTEAD

Bedrooms	6
Bathrooms	2

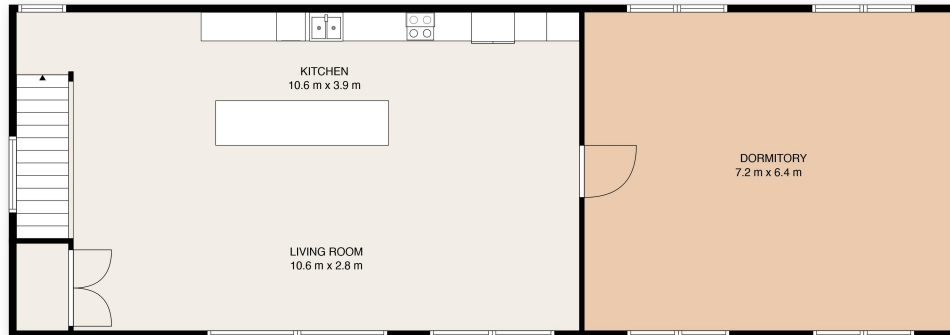








Upper Level



Bunkhouse

Lower Level



This floor plan including dimensions are approximate and are for illustrative purposes only and should be used purely as a guide. No guarantee can be given to accuracy of the information contained, and interested parties should conduct their own enquires.



201 Gayfer Road, Chiltern

This siteplan including dimensions are approximate and are for illustrative purposes only and should be used purely as a guide. No guarantee can be given to accuracy of the information contained, and interested parties should conduct their own enquiries.