



## 143 Rifle Butts Road, LANDSBOROUGH, VIC 3384

### Charming Rural Retreat - Pyrenees Lifestyle

Escape the hustle and bustle of city life and embrace the beauty of country living with this character filled rural retreat situated on 9.8 acres (approx) and quietly nestled in the picturesque hamlet of Landsborough.

This elevated three-bedroom cottage offers comfortable living and magnificent views of the Pyrenees Ranges from every window and the front veranda. Step inside to instantly feel the charm and warmth-fresh paint, new floor coverings, and abundant natural light enhance the open-plan farmhouse design.

The spacious kitchen features an island bench and gas cooking, flowing seamlessly into the light-filled living area. Timber French doors open out across the property's 8-acre dry-grown vineyard, while a cosy wood heater and reverse-cycle split-system air conditioner ensure comfort year-round. Each of the three bedrooms are spacious and also fitted with its own split-system unit. The large, bright central bathroom includes a generous bathtub overlooking the orchard and there is a second bathroom located near the rear bedroom for added convenience.

Outdoors, relax on the deck and soak in the sweeping views to the Pyrenees. The property offers a large steel shed with concrete floor, power, and two carports, plus a

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 64P3748

#### SALE DETAILS

**\$495,000**

#### CONTACT DETAILS

**Ararat**

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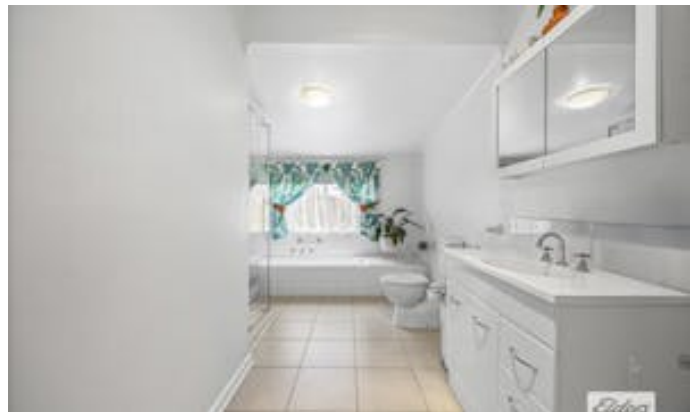
3.5 kW solar system connected to mains power. The vineyard comprises approximately 8,000 dry-grown Cabernet Sauvignon vines with dripper lines. Additional features include a hot house, raised garden beds, olive trees, one dam, and ample water storage via five tanks.

Located in the heart of the Pyrenees Ranges and renowned wine country-just 30 minutes to Ararat or Stawell, and approximately 2.5 hours to Melbourne-this charming property delivers the perfect lifestyle escape.

Other features: Area Views

- Land Area 9.8 acres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Double carport







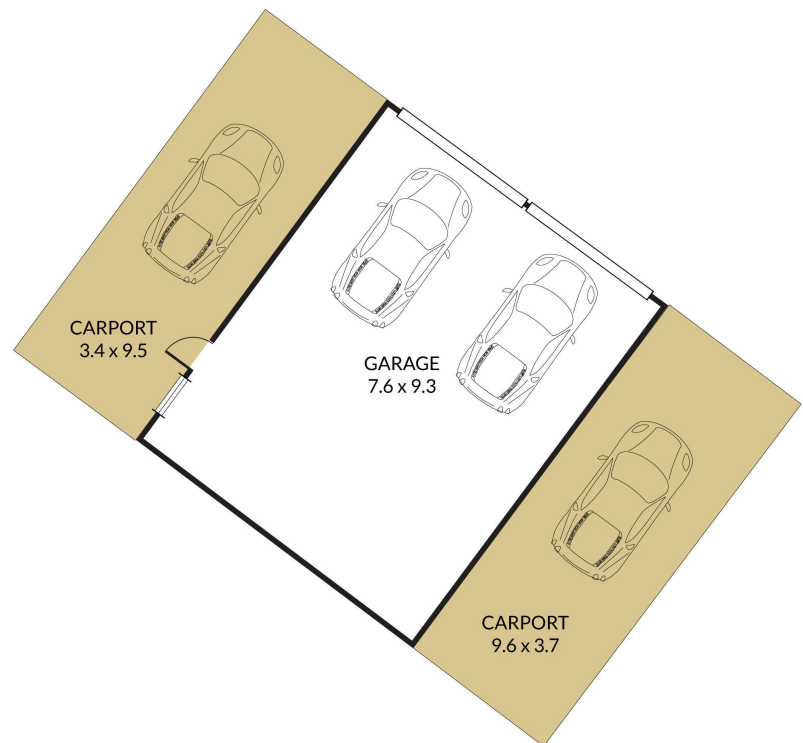
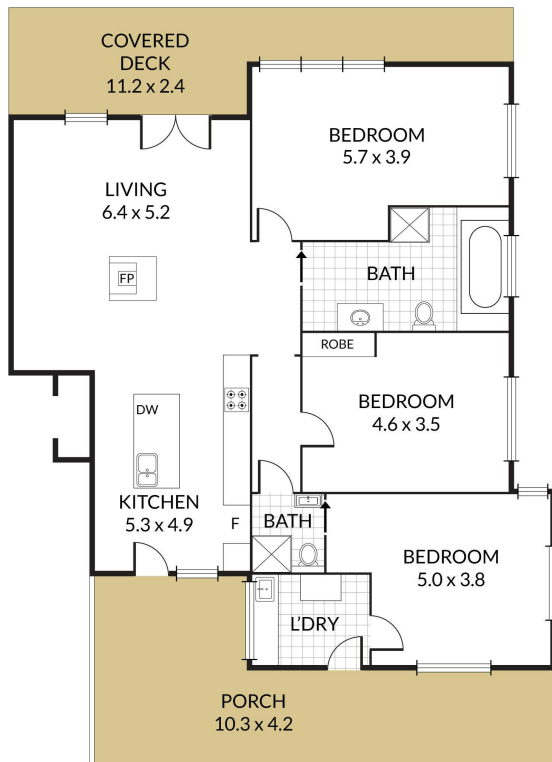


Internal 130m<sup>2</sup> External 190m<sup>2</sup> Total 320m<sup>2</sup>

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2 x 2 x 4 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.