



## 1126 Landsborough-Elmhurst Road, GLENLOFTY, VIC 3469

Premium Viticulture and Grazing Opportunity - Pyrenees region

**192.63 hectares, 475.99 acres**

Elders Real Estate is proud to present Malakoff Vineyard, an exceptional lifestyle and investment opportunity nestled in the heart of Victoria's highly regarded Pyrenees Wine Region just 190km from Melbourne and within easy reach of Ararat, Avoca, and Ballarat, this beautifully established 193-hectare (476 Acres) property offers a rare combination of rural tranquillity, proven income generation, and exciting future potential.

The vineyard features 17.46 hectares under vine, planted to premium variety Shiraz, with scope for further plantings with exiting and established posts and trellising. The entire vineyard is certified organic to the ACO (Australian Certified Organic), opening doors to premium markets and aligning with the growing global demand for sustainable and chemical-free produce.

Water security is well taken care of, with 189 megalitres (approx) available via onsite dams, and the potential to connect to mains water. The vineyard sits on exceptional terroir with fertile clay, schist, siltstone, and quartz soils-perfect for producing high-quality, expressive wines.

**TYPE:** Under Contract

**INTERNET ID:** 64P4448

**SALE DETAILS**

**\$600,000**

**CONTACT DETAILS**

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Michael Fratin**  
0409 184 572

The balance of the land consists of gently undulating country well suited to livestock pursuits to rising hill country with native vegetation. Adding to the appeal is an existing machinery shed and site office.

This is a rare chance to secure a certified organic vineyard in one of Victoria's most respected wine regions. With its combination of scale, location and sustainability credentials, Malakoff Vineyard is a versatile property suited to a variety of agricultural pursuits.

Contact Elders Real Estate today to find out more or arrange your private inspection.

- Land Area 192.630366 hectares



