



87 Russells Road, CATHCART, VIC 3377

Hidden Hillside Retreat with Exceptional Infrastructure – 15 Acres

6.07 hectares, 15.00 acres

This hidden gem is set just 5km from the Ararat township on approximately 15 acres of undulating land, once forming part of the historic Cathcart Ridge Estate Winery, with remnants of original vineyard trellising still in place. Quietly nestled atop an elevated ridge, the property enjoys breathtaking views to Mount Ararat and the surrounding rolling hills.

The accommodation comprises a charming two-bedroom mudbrick cottage filled with character and natural light. Large north-facing picture windows capture scenic bushland vistas, while the bathroom features a spa bath positioned to take in the stunning outlook. The kitchen is simple yet functional, and year-round comfort is assured with a wood heater and a large split-system air conditioner.

From the cottage, access is provided to the original underground cellar, leading to an impressive array of shedding and infrastructure. A rustic studio or "man cave," constructed from railway sleepers, includes a pot-belly wood heater, bar, and basic kitchen and bathroom amenities-ideal for entertaining, creative pursuits, or conversion to a studio, office, or showroom for a home-based business.

TYPE: For Sale

INTERNET ID: 64P4554

SALE DETAILS

\$595,000

CONTACT DETAILS

Ararat

167 Barkly Street

ARARAT, VIC

03 5352 4338

Michael Fratin

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Other Features Include:

Industrial shed measuring approximately 18.5m x 11.5m x 5.5m high, with additional lean-to sheds, raised 5m x 3m office, and concrete hardstands

15m x 5.5m shed adjoining the cellar

16.5m x 9m shed with timber truss and frame, concrete floor, and power

Single carport and Solar panels

Four poly water tanks with pressure pump, providing approximately 90,000 litres of total water storage.

5 paddocks with stock trough in each paddock

With its prominent position close to Ararat and located on the popular tourist route to Halls Gap, just 2 hours and 30 minutes from Melbourne, this unique property offers exceptional versatility. Ideal for pursuits such as a market garden, winery, brewery, or any venture requiring substantial shed infrastructure, it presents a rare lifestyle and business opportunity in a highly sought-after regional location.

- Land Area 6.070285 hectares
- Bedrooms: 2
- Bathrooms: 1



HOMESTEAD

Bedrooms	2
Bathrooms	1







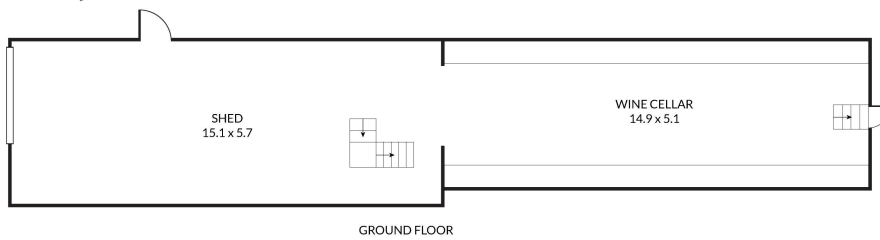
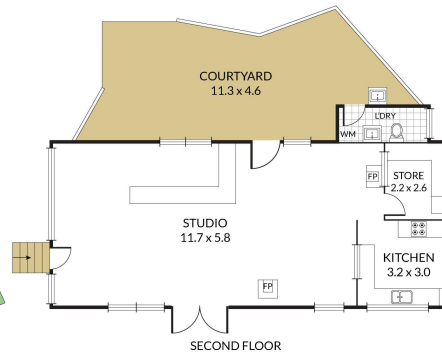


Internal 338m² External 52m² Total 390m² Landsize 61605m²

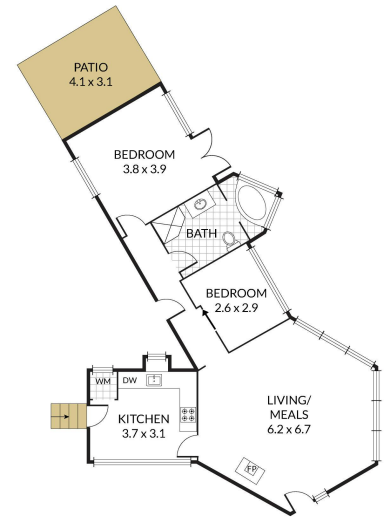
87 Russells Road, **Cathcart**



2 x 1 x



GROUND FLOOR



FIRST FLOOR



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