



197 Mount Cole Road, MOUNT COLE, VIC 3377

Mountainside Wines - Lifestyle, Income & Escape at the Foot of Mount Cole

32.37 hectares, 80.00 acres

Elders Real Estate Ararat is proud to present Mountainside Wines to the market. A unique lifestyle estate offering an exceptional combination of established income, tourism potential, and peaceful country living in one of Western Victoria's most picturesque regions.

Positioned on approximately 80 acres at the base of Mount Cole, Mountainside Wines is a property that immediately captures the beauty and tranquillity of the region. Surrounded by rolling countryside, native wildlife, and sweeping rural views, the estate offers an enviable lifestyle while also providing genuine business and tourism opportunities in the heart of Victoria's thriving food and wine country.

Perfectly located within close proximity to both the renowned Grampians Wine Region and the celebrated Pyrenees Wine Region, the property sits amongst some of the state's most respected wineries, cellar doors, restaurants, and tourism attractions. The region draws visitors year-round for its spectacular mountain ranges, hiking trails, and wine experiences. Positioned within this established tourism corridor and only approximately two hours from Melbourne, Mountainside Wines offers the rare ability to

TYPE: For Sale

INTERNET ID: 64P4771

SALE DETAILS

\$1,400,000

CONTACT DETAILS

Ararat

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enjoy complete rural serenity without sacrificing accessibility. Nearby regional centres including Ararat and Ballarat provide all essential services, shopping, schools, and healthcare while still allowing the property to retain the privacy and peaceful atmosphere buyers seek in a true lifestyle escape.

The estate centres around an established boutique wine operation with approximately 4 hectares of mature vines planted in the late 1990s, including Shiraz, Nebbiolo, and Viognier varieties. The vineyards and wider property are fully irrigated and supported by excellent water infrastructure including large surface dams, bore water, and a water licence from Sheppard's Creek. A fully operational winery, cellar door, wine storage facilities, extensive shedding, registered kitchen, function centre, and substantial freshwater tank storage provide the foundations for an immediately operational business with enormous potential for future growth and diversification. Approximately 50 established olive trees further complement the offering, creating additional boutique produce opportunities. Whether continuing the existing wine business, expanding production, or developing the tourism and events side of the property, the infrastructure and scale are already in place to support a range of future ventures.

One of the property's most appealing features is the flexibility provided by its multiple dwellings and accommodation options. The main four-bedroom residence overlooks Sheppard's Creek and offers comfortable family living with generous proportions and beautiful rural outlooks. Separate from the homestead is the two-bedroom "Shiraz House," positioned on its own title and currently leased to a reliable tenant, while also lending itself perfectly to farm stay or guest accommodation. The charming one-bedroom "Blue House" has become a successful Airbnb retreat, offering guests a peaceful and private country escape immersed in nature. In addition, a two-bedroom sleepout provides further accommodation for guests, seasonal workers, or extended family. Together, the dwellings create multiple income streams and offer exciting flexibility for boutique accommodation, wellness retreats, multi-generational living, tourism ventures, or caretaker accommodation.

Beyond the infrastructure and business opportunity, Mountainside Wines is ultimately a property about lifestyle. The landscape feels private, calming, and deeply connected to nature, with kangaroos, wallabies, echidnas, deer, hare, and abundant birdlife regularly seen throughout the property. Wide-open skies, fresh country air, and the natural beauty of the Mount Cole backdrop create a setting perfectly suited to wellness experiences, food and wine events, creative retreats, private functions, and nature-based tourism. It is a place where people can slow down, entertain, reconnect, and enjoy the best aspects of regional living.

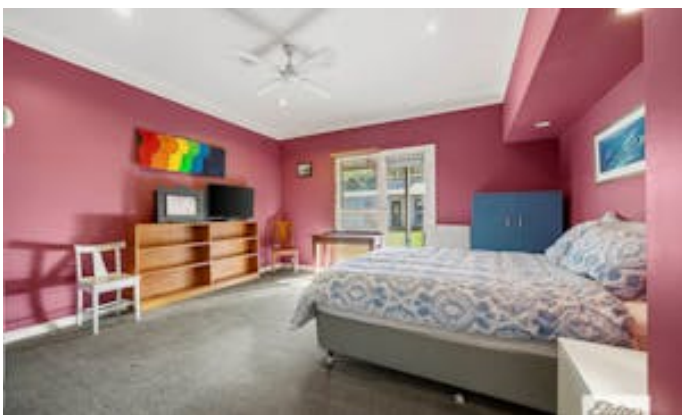
Properties that combine established income streams, productive land, tourism appeal, and genuine lifestyle credentials are becoming increasingly difficult to find. Mountainside Wines presents a rare opportunity to secure a ready-made rural enterprise while embracing an exceptional country lifestyle in one of Victoria's most tightly held regional destinations.

The property can be offered on a walk in walk out basis, contact the selling agent for more information.

- Land Area 32.374851 hectares
- Bedrooms: 7
- Bathrooms: 5

HOMESTEAD

Bedrooms	7
Bathrooms	5









197 Mount Cole Road, **Warrak**



NORTH

7x 5x



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

