



1785 Ararat - St Arnaud Road, **Landsborough**

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### 110 Acre Hobby Farm

Set in the picturesque blue Pyrenees winery region with beautiful views to the surrounding hills & mountains. This 110 acre property offers a relaxed lifestyle and the opportunity to run your own hobby farm. The land is gently undulating with 6 acres of shiraz grapes, well fenced & split into 2 large and 4 small paddocks, great for stock or cropping with 5 dams, the largest holds 12meg of water. There is a 9.5m x 8m work shop, 6m x 9.5m machinery shed, Wagon storage - 12m x 2.5m, double carport, 11,000 gal of tank water. The home features spacious living areas ideal for a family with 4 bedrooms, huge master with BIR's, ensuite, 2 spacious living rooms, kitchen with ample cupboards and bench space, elec cooker, ambient wood heaters & open fire & air conditioner. So if you are looking for the relaxed country, hobby farm with a viticulture twist, look no further.

 110 acre

**\$425,000**

ID# 11053101890



**Adam Walker**  
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