



**Potential for Growth:
Subdivision/Development opportunity**



1060
sqm

299 Couangalt Road, Gisborne South

\$3,900,000

Nestled in the serene countryside of Gisborne South, just a short drive from the bustling heart of Melbourne, lies a property that embodies the perfect blend of rural tranquillity and urban convenience. 299 Couangalt Road offers a unique opportunity to escape the city while staying within reach, boasting 26 acres of picturesque land and a host of amenities that cater to both agricultural pursuits and modern living.

The property's prime location is one of its most enticing features. Situated a mere 35 minutes from Melbourne CBD, it provides easy access to the city's amenities while offering residents the chance to enjoy the breathtaking views of the city skyline and the sparkling waters of Port Philip Bay. This combination of accessibility and natural beauty makes 299 Couangalt Road a truly remarkable find.

The estate is not only a scenic retreat but also a productive agricultural haven. An established cherry orchard, boasting over 1000 mature fruit trees, promises a bountiful harvest of delicious cherries each season. Meanwhile, a vineyard with 300 mature Pinot Noir vines offers the opportunity for residents to try their hand at winemaking, adding a touch of sophistication to rural living.

Water management is a key aspect of the property's agricultural success. With a 3000kL annual allocation of recycled water from Greater Western Water, along with two large dams

Property ID:	L27638842
Property Type:	Commercial Farming
Building / Floor Area:	1060
Land Area:	26.0 acres

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each holding approximately 2ML, the irrigation system ensures that the orchard and vineyard thrive even in dry seasons. Additionally, a 50kL water tank system with a pressure pump provides further support, ensuring efficient water distribution across the estate.

The property is equipped with state-of-the-art infrastructure to support its agricultural and residential needs. An industrial machinery/storage shed with an industrial cool room, three-phase power, 6.6kw solar system, and wine-making equipment caters to farming operations, while a modern 1,060sqm workshop/office building provides space for administrative tasks and additional amenities:

- Ground level: Large kitchen, storage room and toilet.
- First level: Offices, boardroom, and facilities
- Second level: Spacious gaming room and storage room

The workshop also features high load capacity concrete floors, industrial-grade LED lighting, and heat pump HWS ensuring sustainability and efficiency.

Furthermore, the property offers exciting development potential. With 26 acres of land offering a well fenced paddock with water troughs, currently supporting 10 cattle and 20 sheep, plus a cleared house site and plans for a luxury three-level residence, there's ample opportunity for expansion and customization. The land is also suitable for subdivision, subject to council approval, offering the chance to create additional living spaces or agricultural ventures.

Whether you're seeking a peaceful retreat, a productive farm, or a development opportunity, this estate has it all.

Contact our team to express your interest!