



Information Memorandum

"Stonelea Country Estate"

325Acres 131.6Ha

Prepared by Belinda Hocking
Nutrien Harcourts Alexandra

FOR SALE

nutrienharcourts.com.au

Disclaimer: Although care is taken to ensure the accuracy of this information at the time of presentation, no responsibility is accepted by Nutrien Harcourts. Opinions expressed in this proposal are of the writer and not necessarily the opinions of Nutrien Harcourts.

Nutrien
Harcourts

Executive Summary

Stonelea Country Estate and conference centre is a unique commercial and rural freehold property in the picturesque Acheron valley 118km from Melbourne CBD.

131.6hectares 325.28 acres of good grazing land with alluvial creek flats and undulating hill country. Connelly's Creek meanders through the property.

- Colonial Style homestead building featuring return verandah's taking in superb views of the rolling hills and rural vistas.
- There are 47 rooms which includes 20 motel style rooms and 27 cottage rooms.
- Commercial kitchen, bar area with OFP and restaurant for seating up to 150 guests including a private dining room.
- 3 purpose built conference facilities
- Indoor heated swimming pool & Outdoor pool
- Sauna & Steam room
- Day spa facilities including 4 massage rooms and personal gym
- Large ornamental lake ideal for fishing
- Private 18-hole golf course (currently overgrown)
- 2 Tennis Courts, Volleyball & Lawn Bowls
- Full liquor license
- Accommodation permit
- 5 Acres of established vineyard with pinot noir, merlot & shiraz varieties
- Separate owner accommodation & 2 bedroom staff quarters



Improvements

Main Building

Stonelea was originally the principal sheep station of the Acheron region until the site was redeveloped in 1994.

The main homestead building exudes warmth and character with redbrick open fireplaces throughout, a lovely welcoming foyer leading onto a dual - purpose conference room seating up to 150 people.

The main building also comprises of the "Goulburn" dining room, "Mountainview" restaurant, the bar, billiards lounge and a board room which may be utilised as two meeting rooms.



Improvements

Accommodation

Stonelea country homestead provides two types of accommodation options from free standing cottages to verandah rooms in the main homestead accommodating up to 150 guests

The main house provides 20 hotel style accommodation rooms of which 4 are interconnecting with ensuites and split system heating and cooling. Each room has private access to the wide returning verandah's and views to manicured lawns, ornamental lake, vineyard, and spectacular rose garden.

Situated around the picturesque lake is 15 freestanding cottages consisting of 3 family cottages with 2 bedrooms, kitchen and living area. 12 double suites with dual access (24 duplexes).

All cottages are fitted with split system heating and cooling, pot belly stoves and open onto verandah's.





Improvements

Restaurant, Kitchen & Bar

Stonelea offers three restaurants in the main building. These can be referred to as the 'Mountain view', 'Goulburn' and 'Acheron' Restaurants.

The Mountain View Restaurant abuts the principle lounge area, bar & billiards room with the Goulburn & Acheron rooms abut the foyer and reception area.

These three rooms are all fitted with tables and chairs and can be utilised separately or together with room to cater for up to 150 guests.

The large commercial kitchen is equipped to handle up to 150 covers.

The Bar is located off the Mountain View Restaurant and is fitted with under counter refrigeration and glassware to service all restaurants. A Full liquor license is currently held.





Improvements

Conference Facilities

Stonelea Country Estate previously operated as a boutique retreat for corporate and government bodies seeking a unique conference experience.

The three conference facilities are referred to as 'Acheron', 'Woolshed' & 'Cathedral' can accommodate up to 250 delegates. The 'Woolshed' conference area includes individual meeting rooms, trestle tables, lectern and private kitchen for catering.





Improvements

Leisure Facilities

The homestead offers a variety of leisurely facilities throughout the venue including an outdoor pool with Alfresco dining, 2 tennis courts, volley ball & lawn balls and a large ornamental lake ideal for fishing.

Indoors you will find a sauna, steam room, indoor heated swimming pool, day spa facilities including 4 massage rooms and a personal gym.

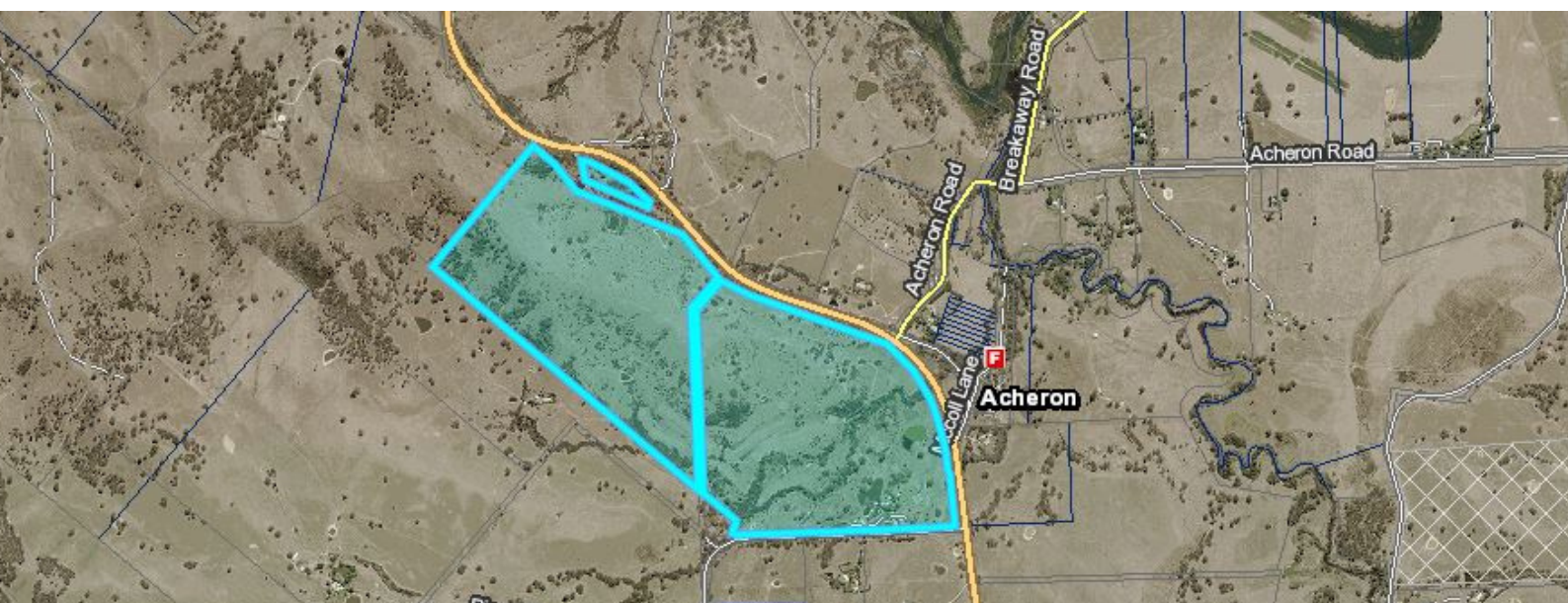


The Land

Volume 09878 Folio 451
Farming Zone (FZ)
Murrindindi Shire

325acres 131.6 hectares of undulating grazing land, rolling hills and creek flats.
The land has been used for cattle grazing and is also suitable for any
agricultural/horticultural pursuits with the Connelly's Creek meandering through the
property.

There is 5 Acres of established vineyard with pinot noir, merlot & shiraz varieties.

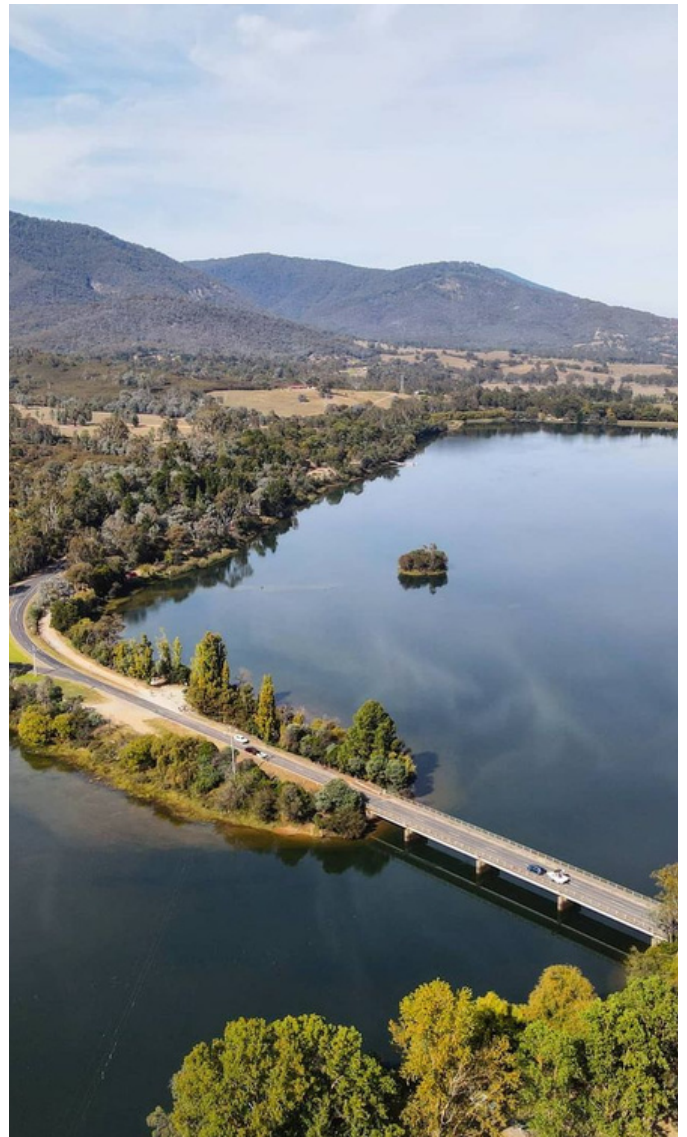




Water

Abundant water supply with frontage to permanent Connelly's Creek, ornamental lake and a well- developed storage, irrigation and watering system throughout the property.

- Effluent disposal is via a 20,000L treatment plant
- 150mg water license from Connelly's Creek
- 150mg water bore licensed for commercial, stock/domestic use
- 7mg irrigation license from second water bore for commercial, industrial, and stock/ domestic use.



Location

Stonelea Country Estate is located in the heart of Victoria's recreational playground. Situated on Connelly's Creek road with frontage to the Maroondah Highway in North East Victoria



- 118km to Melbourne CBD
- 10km to Alexandra township
- 35km to Lake Eildon
- 40km to Lake Mountain
- 10km to Mt Cathedral State Park
- 126km to Mt Buller snow fields

Conclusion

Stonlea Country Estate is a unique and rare offering to the market with multiple opportunities to further develop. Year round tourism with snow skiing in winter months and water sports in the summer. A brilliant business, farm, and lifestyle opportunity to purchase this freehold and bring it back to its formal splendour.

With a combination of fabulous views, abundant water supply, impressive gardens and huge infrastructure, this amazing property is seeking a new owner to take it into the future.



Sale Information

Stonelea Country Estate freehold is offered by Expressions of Interest.
Contract and Vendor Statement (section 32) available on request.
Private and confidential inspections by appointment only.

Vendors Agent

Belinda Hocking

Nutrien Harcourts Alexandra

M: 0418 115 574

E: Belinda.hocking@nutrien.com.au

Terms: 10% Deposit

Settlement : 30 - 90 Days

Disclaimer

This information memorandum has been prepared by Nutrien Harcourts solely for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered for sale to proceed with further investigation of the property. This information does not constitute all or any part of an offer or contract for sale and is intended as a guide only.

The information contained in the memorandum has been prepared in good faith and with due care by Nutrien Harcourts. Potential purchasers should take note however that the calculations contained in the memorandum are based on figures provided to Nutrien Harcourts by others. Any projections contained in the memorandum therefore represent best estimates only and may be based on assumptions, which while reasonable, may not be correct.

Potential purchasers should not rely on any material contained in this information memorandum as a statement or representation of fact but should satisfy themselves as to its correctness by such independent investigation as they or their legal or financial advisors see fit. No liability for negligence or otherwise is assumed by Nutrien Harcourts for the material contained in the information memorandum.