8 February 2025

RARE OPPORTUNITY TO ACQUIRE SUSTAINABLE LUXURY CANBERRA ESTATE

A once-in-a-lifetime opportunity has arisen to take ownership of Pialligo Estate, a luxurious and sustainably operated hospitality and agricultural property spanning an expansive 12.6 hectares. Nestled in the heart of picturesque Pialligo, just 7.5 km southeast of Canberra's CBD, the estate offers an unparalleled opportunity to acquire a stunning asset blending agriculture, hospitality and leisure.

Located at Lot 4, 18 Kallaroo Road, Pialligo, this 12.6-hectare paddock-to-plate hospitality property is a haven of sophistication and sustainability with the estate featuring high-quality hospitality venues, including the Glasshouse, Pavilion Dining & Market Grill, and Alfresco Bar, paired with extensive rural and primary production capabilities.

This multifaceted property offers diverse revenue streams, supported by on-site vineyards, olive groves, orchards, and market gardens, making it a rare and coveted investment.

"Pialligo Estate is a true jewel in Canberra's crown and a landmark property offering an extraordinary blend of luxury, natural beauty, and proven revenue-generating capabilities," said **Nick Lower, National Director at Savills Australia and New Zealand**.

"This is a rare opportunity to acquire an asset that is not only iconic but underpinned by strong income streams and future growth potential," he said.

A Multifaceted Property with Diverse Revenue Streams

Pialligo Estate is renowned for its premium food and beverage operations, which benefit from a long-term lease with an experienced hospitality operator. The estate features three distinguished venues: Pavilion Dining, Alfresco Bar and the Glasshouse, catering to fine dining, private events, and corporate functions for up to 2,000 guests.

Pavilion Dining was this year awarded a Chef's Hat and a score of 14 by the Australian Good Food and Travel Guide (AGFTG). According to AGFTG, a score of 14 denotes the food on offer is 'quite out of the ordinary and worth a stop on the way'.

Adding to its versatility, the estate offers horticultural production through its vineyard, olive grove, and orchard. These facilities support in-house culinary offerings and provide additional income through external sales, showcasing the estate's strong potential for long-term sustainability.

"What sets Pialligo Estate apart is its diverse income streams, from high-end hospitality to boutique agricultural production," said **Tim Grosmann, State Director, Savills Australia and New Zealand.**

"It's an asset that combines operational excellence with the potential for future innovation, making it a standout opportunity for discerning buyers."

Unmatched Location and Accessibility

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Strategically positioned close to Canberra's CBD and major commercial hubs such as Brindabella Business Park,
and the Parliamentary Triangle, Pialligo Estate boasts unparalleled accessibility with the serene semi-rural location combining convenience with a tranquil ambiance, appealing to corporate and leisure visitors alike.

"The location of Pialligo Estate is second to none, offering close proximity to Canberra's CBD and airport, yet still able to provide a tranquil and rural outlook," said **Greg Lyons, Principal, LJ Hooker Commercial Canberra.**

"It's an exceptional investment for anyone looking to own a property with both immediate returns and long-term potential."

A Picturesque Backdrop for Memorable Events
The estate's breathtaking rural surroundings, complemented by its vineyards, lush gardens and expansive lawns, create an idyllic setting for weddings, milestone celebrations, and bespoke corporate functions; the estate offers eight unique event spaces, blending natural beauty with refined service to deliver extraordinary experiences.

Sustainability and Self-Sufficiency at Its Core
The estate's commitment to sustainability is evident through its agricultural operations with the 3-hectare vineyard cultivating premium grape varieties, including Chardonnay, Shiraz and Riesling, while the olive grove and orchard produce high-quality, in-house ingredients. Seasonal market garden crops further enhance the estate's paddock-to-plate philosophy, making it a standout property in Australia's hospitality and agricultural landscapes.

Pialligo Estate represents a rare and unparalleled opportunity for investors, operators, or visionaries seeking a premium asset that seamlessly integrates luxury, sustainability, and revenue-generating potential.

The property is being sold as mortgagee in possession by CRC1 Pty Ltd, owned by Tony Denny.

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By applying world research data and trends to local and global settings, we're able to empower our clients with insights from the forefront of the industry – bringing their aspirations to life through innovative, tailor-made solutions.

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Whether we are working with a global corporate looking to expand, an investor seeking to sustainably optimise their portfolio, or a family trying to find a new home, we help our clients make better property decisions.

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