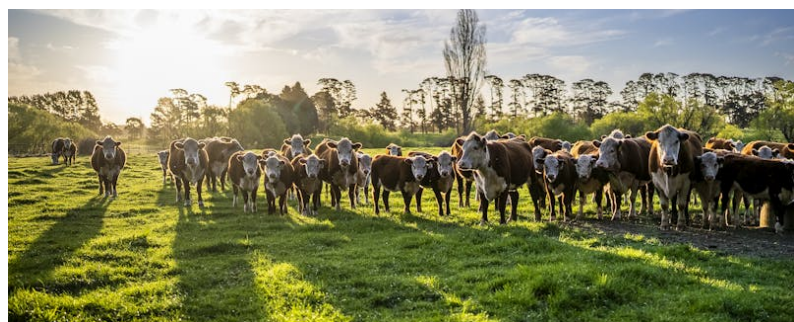




153 Caddys Lane, TYLDEN, VIC 3444

'Chandpara' A Unique Landmark Macedon Ranges Estate

407.00 hectares, 1,005.70 acres

Elders Rural Services Australia Limited is delighted to present for sale 'Chandpara', a landmark 407 hectare (1,005 acre)* rural estate of exceptional scale and beauty, set within the picturesque Macedon Ranges.

Embodying the grace and grandeur of a bygone era, 'Chandpara' showcases a magnificent seven-bedroom homestead nestled amid century-old gardens, together creating a rare expression of rural elegance, heritage, and prestige.

Just ten minutes from Woodend and within one hour* from Melbourne CBD, this remarkable holding unites refined country living with genuine agricultural capability. Two substantial residences, manicured gardens, and extensive operational infrastructure combine to deliver a property of outstanding versatility - equally suited to lifestyle, agricultural, or equine pursuits - and standing today as one of the region's most notable rural estates.

'CHANDPARA' HOMESTEAD

TYPE: For Sale

INTERNET ID: 300P186403

SALE DETAILS

by Expression of Interest

CONTACT DETAILS

Elders Real Estate Victoria
Level 36, 55 Collins Street
Melbourne, VIC
03 9609 6222

Nick Myer
0427 610 278

Set amidst sprawling park-like grounds and magnificent century-old gardens, the grand homestead at 'Chandpara' stands as a masterwork of country living and timeless elegance. Comprising seven bedrooms and three bathrooms, the residence offers a series of formal and informal living and dining spaces - including a distinguished billiard room - all enhanced by hydronic heating for year-round comfort. Expansive windows capture the beauty of the surrounding landscape, where mature English trees, sweeping lawns, and a large ornamental lake form a garden of enduring serenity. Further enriching the lifestyle appeal are a tennis court and in-ground swimming pool, while a separate two-bedroom, one-bathroom cottage provides ideal accommodation for guests, staff, or extended family.

'SUNSHINE' RESIDENCE

Complementing the main homestead, 'Sunshine' is a charming mudbrick country residence privately nestled within established gardens. The home comprises three bedrooms, two bathrooms, and two welcoming living areas, together with an open-plan kitchen and dining space and a dedicated home office or studio. A wide return verandah frames the home, providing tranquil spaces to enjoy the rural surrounds and relaxed outdoor entertaining. Ideal as a manager's residence, guest accommodation, or extended family home, 'Sunshine' contributes both practicality and charm to the broader 'Chandpara' estate.

THE FARM

'Chandpara' is comprehensively equipped for large-scale rural enterprise, with productive and versatile land strategically subdivided into 35 main paddocks, serviced by an efficient laneway network for ease of stock movement. The property incorporates extensive machinery shedding, a shearing shed, undercover sheep and cattle yards, stables, and a fully reticulated water system. A series of reliable dams, bores, and troughs ensures excellent water security, while mature shelterbelts enhance livestock protection, sustainability, and the estate's visual amenity.

Long regarded as one of the Macedon Ranges' most respected rural holdings, 'Chandpara' has supported renowned Poll Hereford and Southdown sheep-breeding programs, underpinned by highly productive soils and continuous operational investment. The result is a property of enduring performance and presentation - a rare fusion of heritage, capability, and country elegance.

KEY INVESTMENT FEATURES

- Total land area: 407 hectares (1,005 acres)*
 - o 'Chandpara': 328 hectares (810 acres)* across three titles
 - o 'Sunshine': 79 hectares (196 acres)* across two titles
- Grand seven-bedroom homestead set within century-old gardens featuring an ornamental lake, tennis court, and in-ground swimming pool
- Charming mudbrick residence ('Sunshine') comprising three bedrooms, two bathrooms, and office/studio amid established gardens
- Excellent working improvements including machinery shedding, shearing shed, undercover sheep and cattle yards, stables, and workshop
- Highly productive pastures supported by quality soil profiles and a consistent program of fertiliser and pasture improvement
- Strategically subdivided into 35 main paddocks serviced by an efficient laneway network
- Abundant natural water supply via two submersible bores, catchment dams, strategic

trough network, and frontage to Milking Yard Creek

- Mature shelterbelts enhancing stock protection, sustainability, and visual amenity
- Suited to a range of lifestyle, agricultural, and equine pursuits
- Ideally positioned just ten minutes* from Woodend and within one hour* of Melbourne CBD

To be offered for sale as a whole or as two adjoining contingent assets being 'Chandpara' and 'Sunshine' via Expression of Interest closing Wednesday 3rd December 2025 at 4pm (AEDT).

Nick Myer 0427 610 278

Jodie Alcaraz 0455 332 891

Henry Mackinnon 0408 408 299

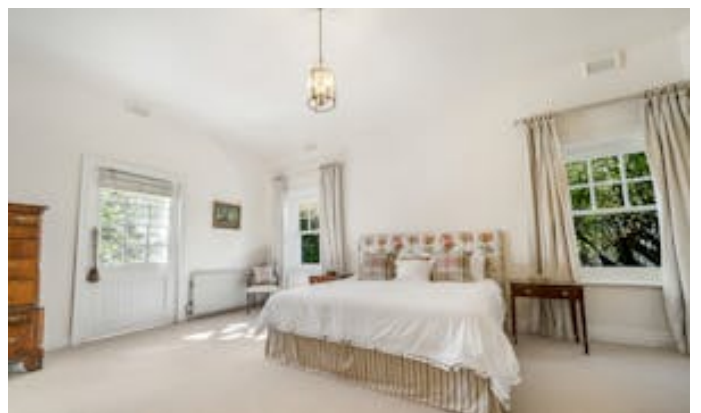
* denotes approximately

- Land Area 407 hectares
- Bedrooms: 7
- Bathrooms: 3



HOMESTEAD

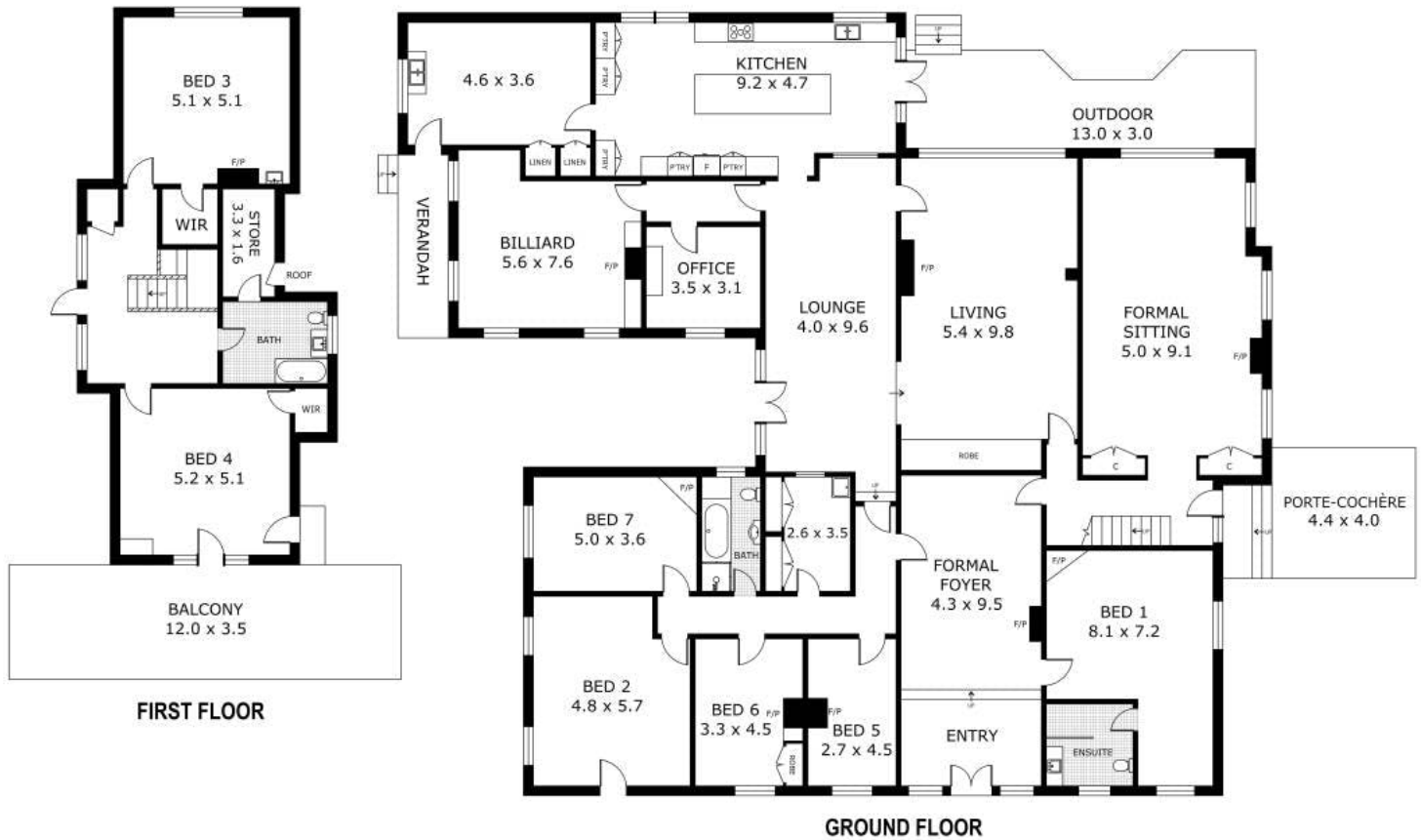
Bedrooms	7
Bathrooms	3











153 Caddys Lane,
TYLDEN

Residence	- 463 m ²
Alfresco	- 18 m ²
Outdoor	- 39 m ²
First Floor	- 94 m ²
Balcony	- 42 m ²
Total	- 656 m ²



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.