



197 Ryans Lane, LOCKSLEY, VIC 3665

Lansdowne Estate – 958 Acres of Productive Farm Capability with Refined Country Living

387.69 hectares, 957.98 acres

Elders Rural Services presents Lansdowne Estate, a rare country holding where serious farm infrastructure meets a beautifully finished homestead.

- Location: Foothills of North-East Victoria, Locksley
- Access: Easy to Euroa, Nagambie, and the Hume corridor
- Land: Rolling pastures, creek lines, reliable seasons
- Use: Ideal for cattle, sheep, and fodder programs

The Farm

Lansdowne Estate is a highly capable mixed-farming platform:

Land & Water:

TYPE: For Sale

INTERNET ID: 300P187236

SALE DETAILS

**EOI Closing 28th
November at Midday**

CONTACT DETAILS

Euroa
27 Binney Street
EUROA, VIC
03 5795 2294

Christine Ford
0419 561 386

- 13 paddocks with troughs, accessible via well-planned laneways
- Reedy Creek runs through property
- Soils: sandy-loam to clay-based with ryegrass and clover
- Multiple reliable dams, spring-influenced infrastructure:
- Lockable and powered machinery shed (18 x 9 m)
- Chemical/plumbing shed with 3-phase power
- Workshop/maintenance shed with concrete floor
- 4-stand shearing shed with tea room/kitchenette/WC
- Modern steel sheep & cattle yards, including Red River crush
- Three silos included

Farm Operations:

- Solar bore water to all troughs
- Excellent fencing
- Fertilised and improved pastures

Lifestyle + Productivity: Solar-bore water to every paddock, extensive shedding, and first-class livestock facilities create a turnkey mixed-farm platform-perfect for lifestyle buyers or hands-on operators.

The Homestead

Step into a world of refined country living where historic character meets contemporary design. Originally an early 1880's cottage, the residence has been thoughtfully renovated and extended into a sprawling, elegant modern home. Set on generous grounds, the property offers:

Indoor Living & Entertaining:

- Shaker-style chef's kitchen with large stone island and butler's pantry
- Formal living room
- Dining and meals areas
- Billiard/games room

Outdoor & Poolside Entertaining:

- Orangery (approx. 10.0 x 6.2 m) with soaring raked ceilings and exposed trusses.
- Formal entrance on one side
- Seamless poolside terrace entertaining on the other
- Sunny terrace with in-ground pool

Accommodation:

- 5 bedrooms plus study
- Sumptuous main suite with WIR and ensuite
- Two further ensuited guest bedrooms in private wing
- Two double bedrooms with BIRs at entry
- Garden-view study
- Family bathroom, laundry, and mud room by pool.

Comfort & Practicalities:

- Ducted, zoned reverse-cycle heating/cooling
- Double-glazed windows/sliders
- Oversized garage (approx. 7.5 m x 9.3 m)
- Water: ~200,000 L+ dedicated to residence plus additional bore water servicing automatic pop-up sprinklers and garden.

Lifestyle, Capability & Future Potential

Lansdowne Estate delivers the rare combination of:

- Elegant homestead with multiple entertaining zones
- Water-secure, well-improved, ready-to-work farm

Whether your focus is grazing, fodder production, or a refined country base with genuine productivity, Lansdowne is ready to perform from day one.

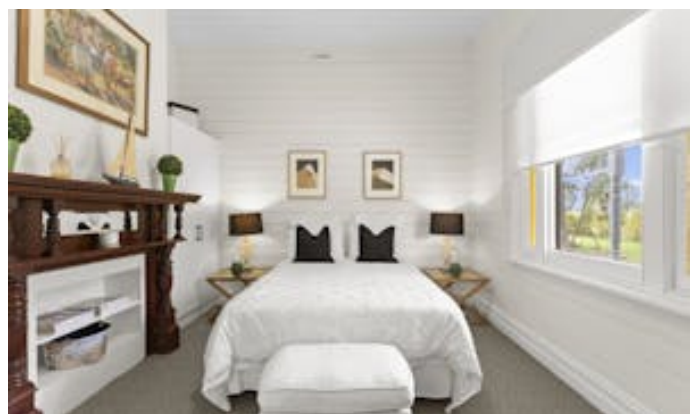
- Land Area 387.688845 hectares
- Bedrooms: 5
- Bathrooms: 5



HOMESTEAD

Bedrooms	5
Bathrooms	5



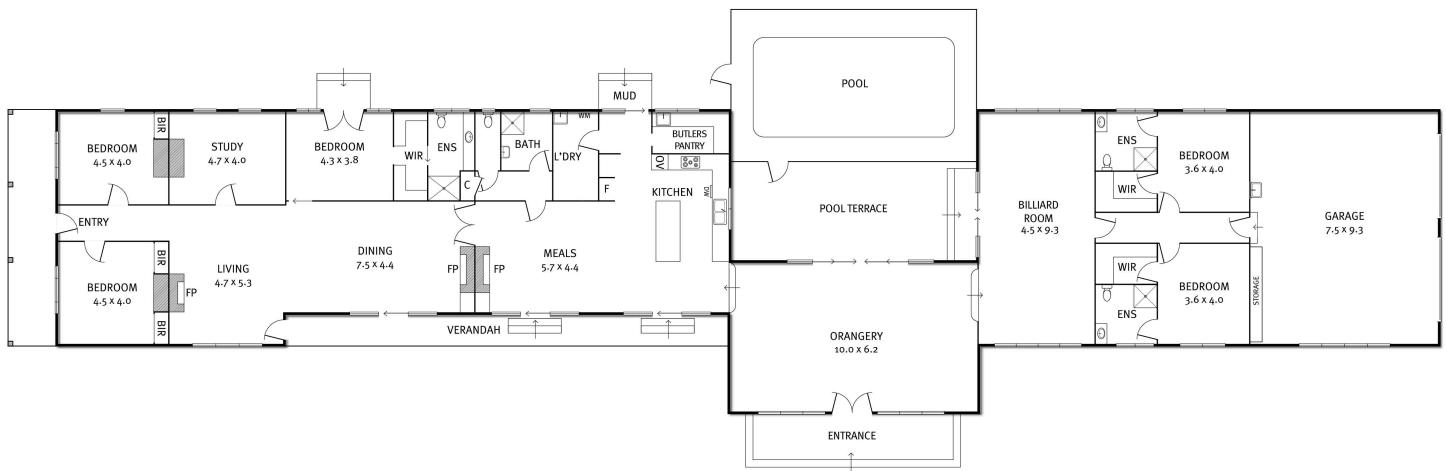








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