



109 James Road, CADELLO, VIC 3442

Sophisticated Lifestyle Holding

54.00 hectares, 133.43 acres

Elders Rural Services Australia Limited is delighted to present for sale 'Cadella Park', a prestigious 54 hectare (135 acre)* estate offering the pinnacle of rural living coupled with a thriving commercial enterprise and significant income potential.

Set within the rolling landscapes of the Macedon Ranges, 'Cadella Park' effortlessly unites historic grandeur with modern luxury. Approached via a grand avenue of stately elms, the property welcomes you to a world where elegance, country living and enterprise coexist in perfect harmony.

'Cadella Park' benefits from a five-bedroom homestead set within a magnificent garden setting crafted by landscape architect Simon Rickard, separate beautifully appointed guest accommodation, renovated barn/events centre, equine facilities, in addition to highly productive and versatile land, allowing the property to be ideally suited to a range of agricultural, equine, commercial and/or lifestyle endeavours.

'CADELLA PARK' HOMESTEAD

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P187980

SALE DETAILS

by Expression of
Interest

CONTACT DETAILS

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Melbourne, VIC
03 9609 6222

Nick Myer
0427 610 278

The main homestead, spanning approximately 60 squares, is the pinnacle of country style living. Stone feature walls, polished timber floors, and French doors open to expansive, flowing interiors. Five generously sized bedrooms, three-bathrooms and four versatile living areas cater to both family life and grand entertaining, while the exterior enjoys an inground heated swimming pool amongst the landscape designed gardens. Expansive windows frame striking vistas of Hanging Rock and Mount Macedon, while hydronic heating and numerous fireplaces throughout, including in the main bedroom, ensure year-round comfort.

'CADELLA PARK' COTTAGE

Complementing the main residence, the 'Cadella Park' Cottage is elegantly modernised with three-bedrooms, two-bathrooms, a contemporary kitchen, multiple fireplaces, in addition to a deck and rotunda which provide tranquil spaces to enjoy the gardens.

Ideal as a manager's residence, additional family accommodation, or an income-generating Airbnb, the cottage provides both practicality and charm to 'Cadella Park'.

COMMERCIAL BUSINESS

A defining feature of 'Cadella Park' is its thriving commercial events business. Privately set within the stunning grounds, the reimagined barn, adorned with chandeliers, offers a bar, kitchen, patron facilities, in addition to heating and cooling. Secured future bookings provide immediate income, while the historic stone cottage studio (c.1845) offers flexible accommodation for bridal parties or additional revenue streams.

Key investment features:

- Total land area: 54 hectares (135 acres)*
- Stunning five-bedroom, three-bathroom homestead all set within a magnificent landscape-designed garden setting
- Beautifully appointed secondary residence comprising three-bedrooms and two-bathrooms
- Historic stone cottage studio (c.1845)
- Extensive equine facilities including an Olympic-sized arena, stables, hot wash and tack room
- Significant and diversified income streams through a thriving commercial and events venue, in addition to Airbnb opportunities
- Highly productive and versatile land, strategically subdivided into multiple main paddocks
- Abundant natural water supply via two bores, natural catchment dams, and tank storage
- Suited to a range of lifestyle, agricultural, commercial and/or equine endeavours
- Ideally located 8km* north Woodend, 11km* south east Kyneton, 60km* north Melbourne International Airport and under an hour* from Melbourne CBD

'Cadella Park' is being offered for sale via Expression of Interest closing Thursday 27th November 2025 at 4pm (AEDT).

Nick Myer 0427 610 278

Henry Mackinnon 0408 408 299

* denotes approximately

- Land Area 54 hectares
- Bedrooms: 5
- Bathrooms: 3



HOMESTEAD

Bedrooms	5
Bathrooms	3







