

709 Mount Eliza Road, KERRIE, VIC 3434

'Kerrie Valley' A Timeless Macedon Ranges Estate of Scale, Privacy and Distinction

195.00 hectares, 481.85 acres

Elders Rural Services Australia Limited is privileged to present for sale 'Kerrie Valley', an exceptional landholding of 195 hectares (481 acres)*, enviably positioned within the tightly held and highly sought-after Mount Eliza Road precinct at Kerrie, in the foothills of Mount Macedon, within convenient reach of the Melbourne CBD.

Set within a secluded valley landscape of exceptional beauty and privacy, the estate reveals itself gradually on approach, culminating in a refined country residence of scale and presence. Rarely does a holding of this calibre become available in such a tightly held Macedon Ranges setting, where significant landholdings are increasingly scarce.

Combining architectural presence, established landscape design and genuine farming capability, 'Kerrie Valley' represents an opportunity of rare standing - equally compelling as a private family estate, a distinguished rural retreat, or a substantial long-term landholding in one of the region's most tightly held locations.

THE RESIDENCE

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: 300P195719

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

Designed by acclaimed architect Michael Munckton, the residence is a substantial country home of refined scale, thoughtfully positioned to take full advantage of its elevated setting and surrounding valley landscape.

Rich in character and individuality, the home offers expansive living and entertaining areas, with large windows framing the outlook and drawing natural light throughout. The floorplan balances grand proportions with warmth and functionality, comprising four bedrooms and four bathrooms, and creating a residence equally suited to family living and large-scale entertaining.

Comfort is assured year-round through a considered combination of hydronic and electric heating, split-system and cooling, and a series of open fireplaces that introduce both ambient warmth and a sense of traditional country character.

A defining feature of the home is the integration of the stable complex beneath the main roofline, arranged around a central courtyard - a rare and highly considered design element that brings an equestrian dimension directly into the heart of the residence, enhanced by a central water fountain creating a sense of calm and refinement.

Surrounding the home, established gardens - centred around a Paul Bangay-designed courtyard - provide structure, maturity and seasonal beauty. A saltwater swimming pool and tennis court are thoughtfully positioned within the grounds, enhancing both lifestyle appeal and the overall sense of a private country estate.

THE LAND & FARM

Comprising 195 hectares (481 acres)*, 'Kerrie Valley' presents as a substantial and highly regarded rural holding, where scale, functionality and natural landscape are seamlessly combined.

The land is gently undulating and well-balanced, offering productive grazing country interspersed with areas of native vegetation that contribute to both the environmental integrity and privacy of the estate. Well-configured paddocks and established infrastructure, including cattle yards and machinery shedding, support efficient day-to-day management and provide a practical and immediately usable farming platform.

Water security is a key strength, with eight dams strategically positioned across the property, ensuring reliable supply and supporting ongoing agricultural use. Long held and carefully managed, the property reflects a history of stewardship and investment, resulting in a holding of genuine substance - delivering both agricultural capability and the lifestyle qualities synonymous with the Macedon Ranges.

KEY INVESTMENT FEATURES

- 195 hectares* (481 acres*) across seven titles
- Architect-designed residence by Michael Munckton comprising four-bedrooms and four-bathrooms, positioned within a private and elevated garden setting
- Integrated stables, tack and feed room forming part of the homestead complex
- Established gardens centred around a Paul Bangay-designed courtyard
- Expansive living and entertaining zones with city views
- Substantial grazing platform with a balanced mix of productive pasture and native vegetation

- Secure water supply including eight dams and gravity fed troughs
- Subdivided into 13 paddocks
- Improvements including cattle yards, machinery shed, hay shed and supporting farm infrastructure
- Significant scale and rarity within the tightly held Mount Eliza Road precinct
- Suited to a range of lifestyle, agricultural, and equine pursuits
- Ideally positioned just 20 minutes* from Woodend, 40 minutes* from the Melbourne International Airport and within one hour* of the Melbourne CBD

Inspections are strictly by appointment only.

To be offered for sale via Expression of Interest closing Wednesday 3rd June 2026 at 4pm.

Nick Myer 0427 610 278

Jodie Alcaraz 0455 331 891

* denotes approximately

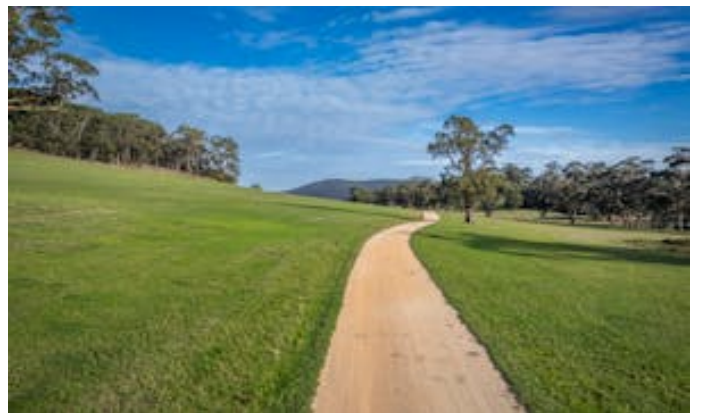
- Land Area 195 hectares
- Bedrooms: 4
- Bathrooms: 4

HOMESTEAD

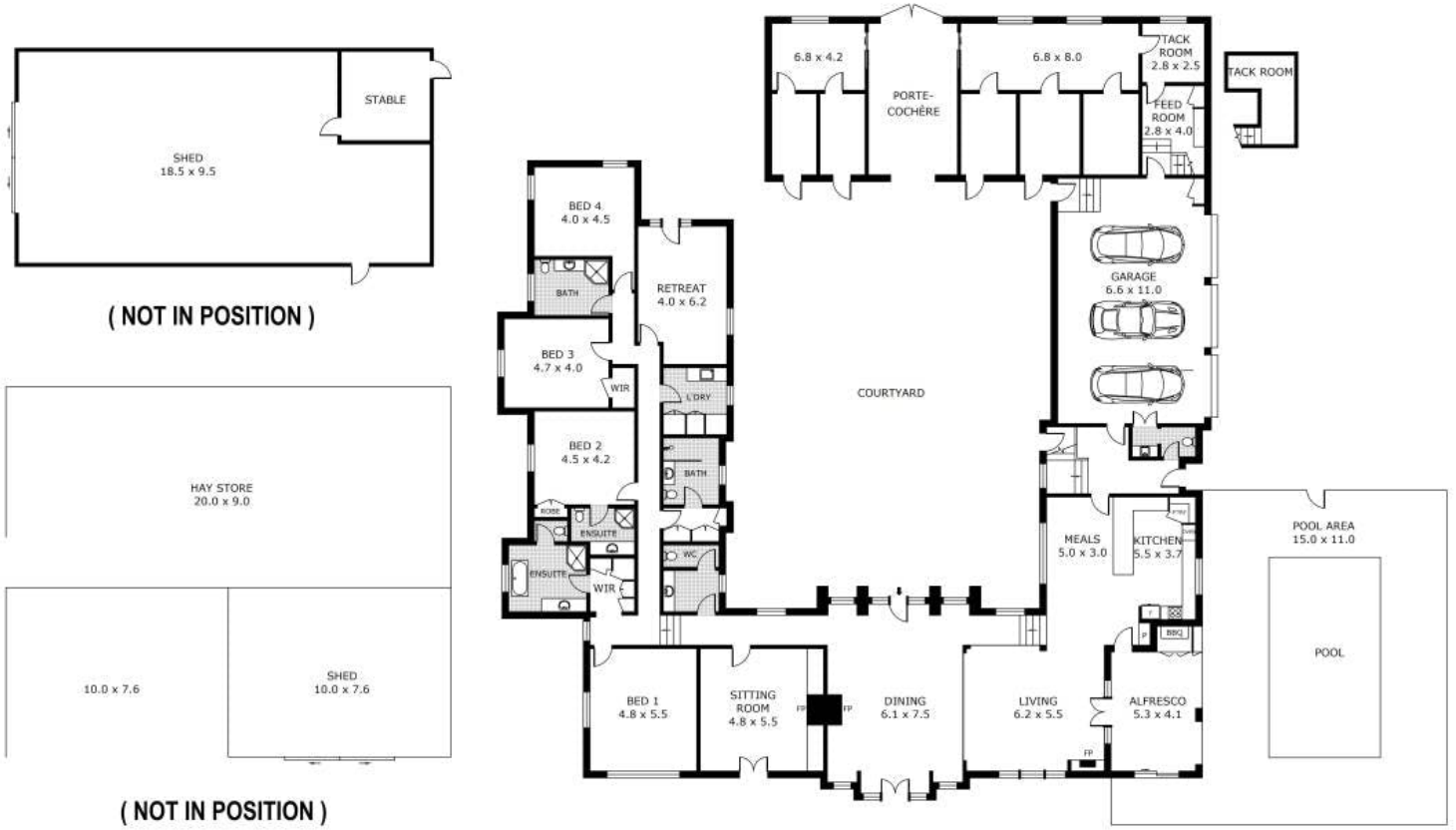
Bedrooms	4
Bathrooms	4











**709 Mount Eliza Road,
KERRIE**

Residence	-	604 m ²
Alfresco	-	22 m ²
Pool Area	-	165 m ²
Hay Store	-	332 m ²
Shed	-	171 m ²
Total	-	1,294 m²



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.