



Monument Road , ROMSEY, VIC 3434

'Monument Park West' Rural Excellence in the Macedon Ranges

41.00 hectares, 101.31 acres

Elders proudly present 'Monument Park West', a premier rural holding that masterfully combines exceptional productivity with a dream lifestyle opportunity. This magnificent 41*-hectare (100*-acre) property, nestled in the picturesque Macedon Ranges, is a testament to quality, offering a highly versatile and well-maintained environment. The land has been strategically subdivided into four main paddocks, each served by a natural catchment dam, ensuring a reliable water supply. With a history of excellent fertiliser application and extensive pasture improvement, including an established mix of ryegrass and clover, the soil profiles are rich and highly productive-ready to support a range of activities from agricultural, viticultural or equine pursuits.

Beyond its agricultural potential, 'Monument Park West' offers the perfect canvas for your ideal country lifestyle. The breathtaking views of the surrounding hills, including both Mount Macedon and Mount Monument, provide a stunning backdrop for your future home (STCA). Enjoy the tranquil surroundings, enhanced by established Cypress tree shelterbelts, which offer privacy and protection.

The property's prime location is its final, compelling asset. It places you within easy

TYPE: Auction

INTERNET ID: 63P0165

AUCTION DETAILS

11:00am, Saturday October 25th, 2025

CONTACT DETAILS

Kyneton

120-122 Piper Street
Kyneton, VIC
03 5422 7407

Jodie Alcaraz
0455 331 891

reach of the renowned Macedon Ranges tourist region, with its exceptional boutique wineries, restaurants, and eateries, including the local Mount Monument and Heskett Estate cellar doors. With outstanding local education facilities nearby and the Melbourne CBD less than an hour away, you can enjoy the peace of country living without sacrificing city convenience.

Key Features:

- 41 hectares (100 acres*) set within 5 x 20 acre* allotments
- Highly productive and versatile soil profiles

Excellent fertiliser history and extensive pasture improvement

- Extensive access via two road frontages
- An abundance of natural water supply
- Opportunity to build your dream home (STCA)
- Prime location: 5km* NW Romsey, 10km* E Hanging Rock, 13km* E Woodend, and within one hour of the Melbourne CBD.

Fodder crop to be made available by negotiation

Inspections are strictly by appointment only.

*denotes approx.

- Land Area 41 hectares



