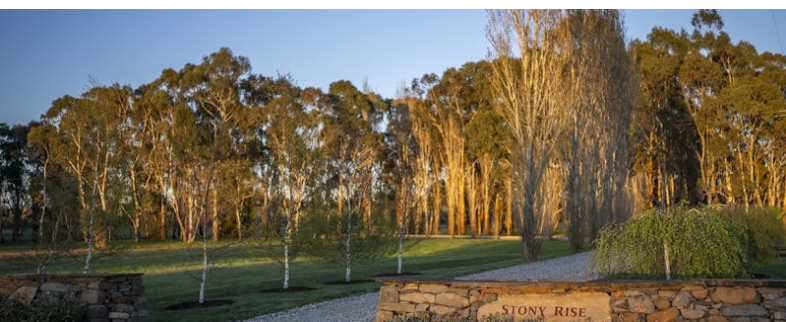




145 Donovans Road, WOODEND, VIC 3442

Stony Rise – Macedon Ranges Country Elegance

18.16 hectares, 44.87 acres

Elders proudly present Stony Rise, an exceptional opportunity for the discerning buyer to acquire an estate that epitomises the Macedon Ranges country lifestyle. Approached via a 500-metre pebbled driveway framed by towering poplars, evoking anticipation and grandeur as the homestead comes into view, it immediately impresses with its privacy, scale, and sophisticated lifestyle. Worthy of gracing the pages of country home magazines, and just minutes from Woodend village yet a world apart, this is a home that invites you to step in and embrace the very finest in country living.

The main residence is beautifully appointed with bespoke detailing, seamlessly blending historic charm with contemporary comfort. Three bedrooms, including a master suite with walk-in robe and ensuite, are complemented by an elegant country kitchen featuring stone benchtops, a large cooker, and a butler's pantry. Multiple fireside living spaces and a bathroom designed as a spa-like retreat, complete with claw-foot bath, underfloor heating, and open fireplace, further enhance the home. A separate home office/studio adds versatility, while expansive verandahs and a deck provide outdoor entertaining areas that flow effortlessly onto landscaped gardens, offering sweeping views across the estate to Mount Macedon.

TYPE: For Sale

INTERNET ID: 63P0168

SALE DETAILS

by Expression of
Interest

CONTACT DETAILS

Kyneton

120-122 Piper Street
Kyneton, VIC
03 5422 7407

Jodie Alcaraz
0455 331 891

Offering exceptional versatility, the estate presents multiple additional living options, perfectly suited for family accommodation, guest stays, or a supplementary income stream. Privately sited across the property are a two-bedroom cottage with wood fire and split system, a one-bedroom self-contained studio, and a one-bedroom apartment â## ideal for extended family, guests, or Airbnb.

Complemented by a large machinery shed, extensive water infrastructure including bore, tanks, ornamental lake, and Five Mile Creek, the property seamlessly combines lifestyle enjoyment with the opportunity for productive rural pursuits. Nestled in a region popular with equine enthusiasts and just minutes from award-winning eateries, cafÃ©s, boutique wineries, and excellent educational facilities, including Braemar College, Stony Rise delivers the very best of Macedon Ranges living â## where elegance, versatility, and natural beauty exist in perfect harmony.

Key Features:

- 18.16ha* (44.87 acres*)
- Fully renovated main residence with 6-star energy rating
- Stunning 3-bedroom superbly appointed home overlooking landscaped gardens & Mount Macedon
- Separate home office/studio
- Large outdoor entertaining, deck and verandahs
- 3 versatile additional living options providing Airbnb income potential
- Complemented by large machinery shed, cellar and multiple outbuildings
- Extensive water infrastructure including bore, tanks, ornamental lake, and Five Mile Creek frontage
- Vegetable and herb garden, chicken coop
- Minutes to Woodend village, award-winning eateries, cafÃ©s, schools, and V/Line services
- Ideally located under an hour from Melbourne Airport and 78 km to Melbourne CBD

Expression of Interest closing Friday 28th November 2025 at 4pm.

*denotes approx..

- Land Area 18.158245 hectares
- Building Area: 338.10 square metres
- Bedrooms: 7
- Bathrooms: 5



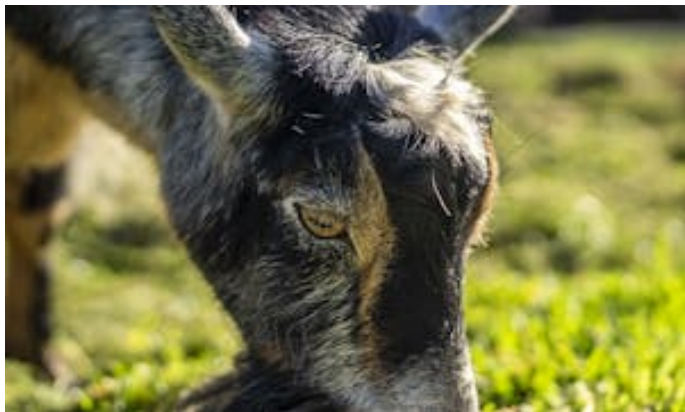
HOMESTEAD

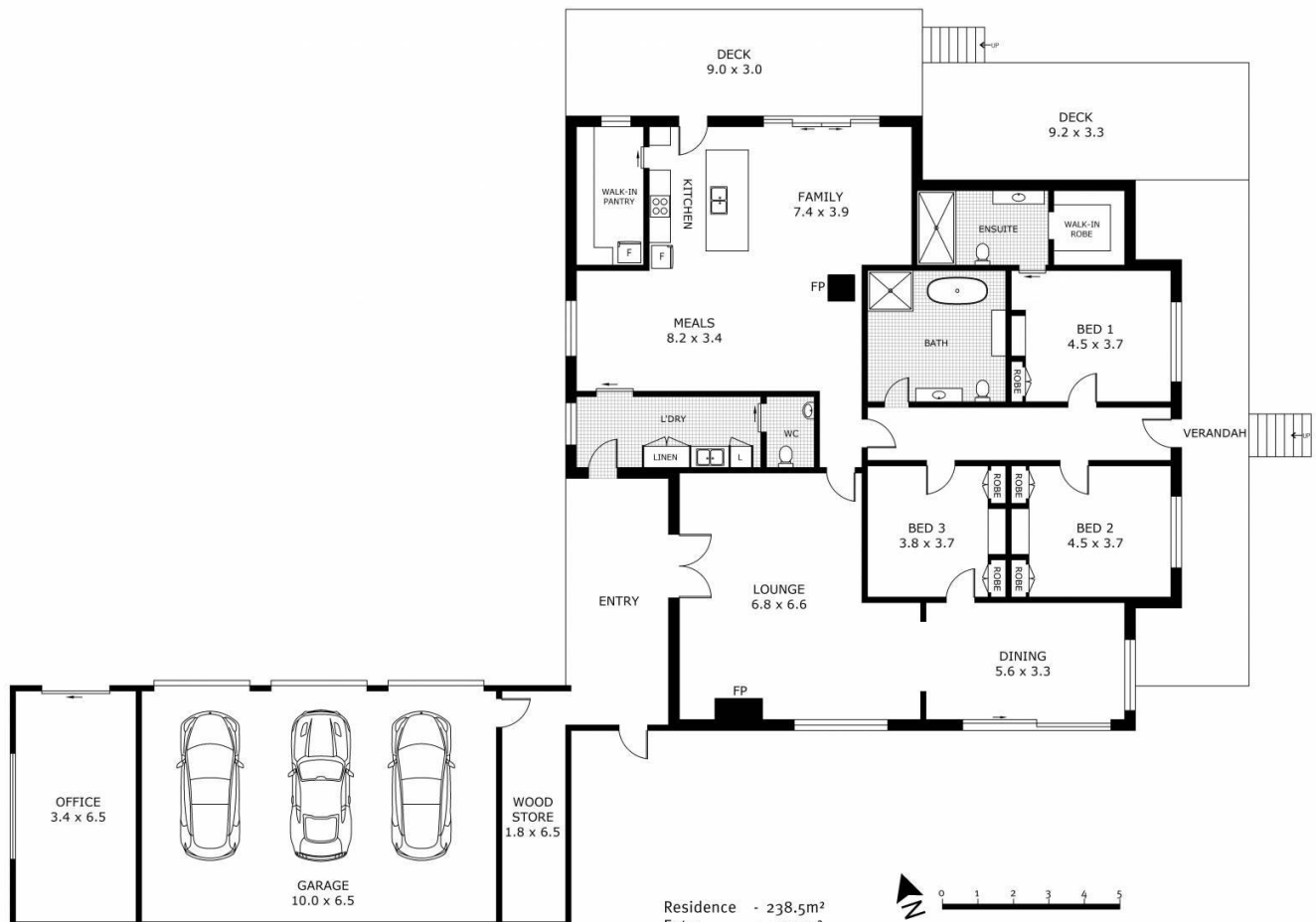
Bedrooms	7
Bathrooms	5
House Area	338.10 square metres





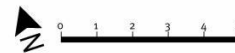




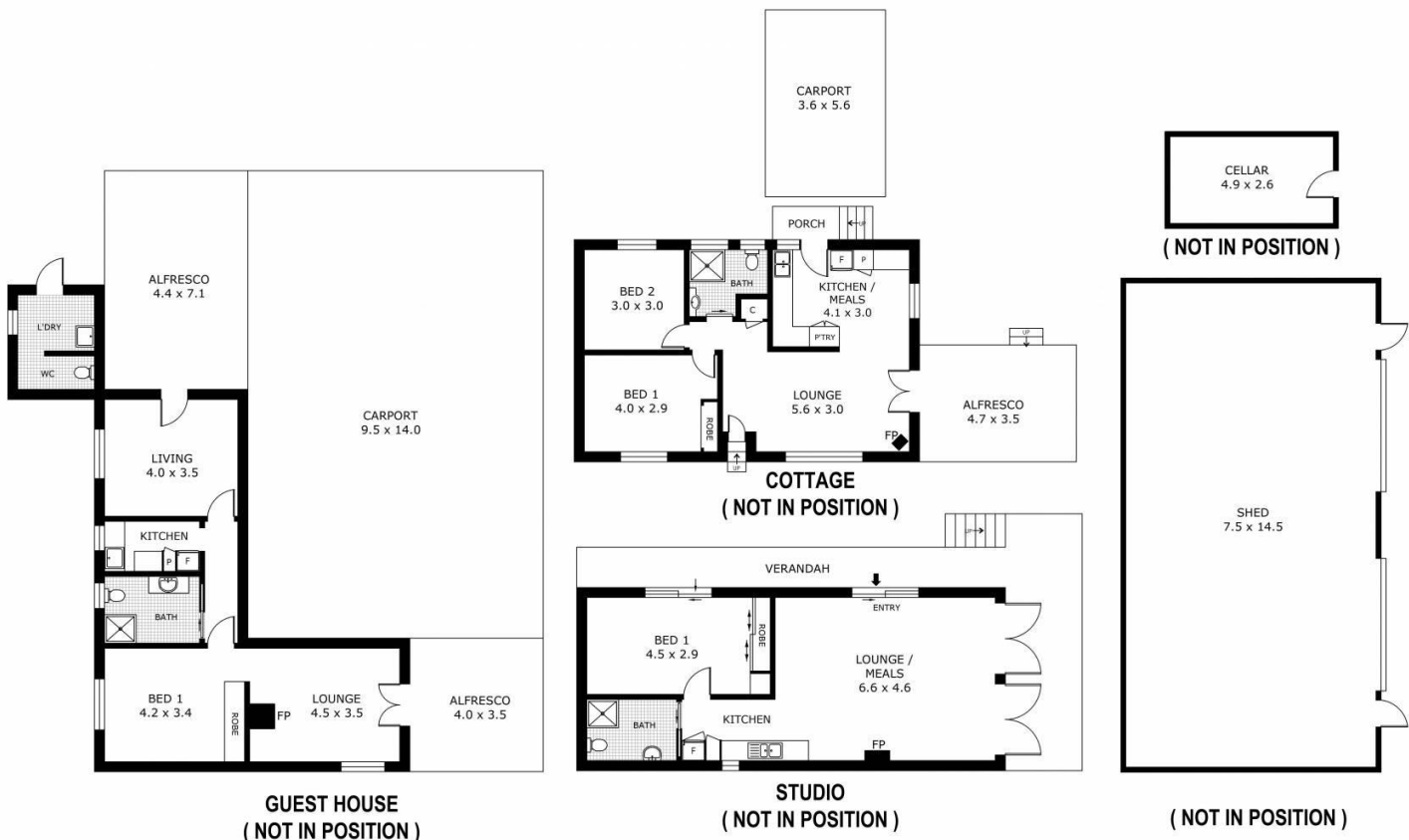


145 Donovans Road,
WOODEND NORTH

Residence	- 238.5m ²
Entry	- 20.1m ²
Deck	- 57.4m ²
Verandah	- 32.8m ²
Office	- 22.1m ²
Garage	- 65.0m ²
Wood Store	- 11.7m ²
Total	- 447.6m 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.



145 Donovans Road,
WOODEND NORTH

Guest House	- 66.4m ²
Carport	- 153.1m ²
Alfresco	- 61.6m ²
Studio	- 60.0m ²
Verandah	- 30.8m ²
Cottage	- 58.3m ²
Porch	- 2.0m ²
Shed	- 108.8m ²
Cellar	- 12.7m ²
Total	- 553.7m 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.