







112 Caddys Lane, TYLDEN, VIC 3444

'Sunshine' | A Macedon Ranges Lifestyle Property of Character and Privacy

79.32 hectares, 196.00 acres

Elders Rural Services Australia Limited is delighted to present for sale 'Sunshine', comprising 79 hectares (197 acres)* across two titles. Sunshine is a picturesque Macedon Ranges holding that beautifully balances lifestyle, character and practicality. Set amid rolling pastures and established gardens, this private estate offers the ideal blend of country comfort and rural utilityâ##a property of scale and beauty designed for those seeking space, tranquillity, and self-sufficiency within easy reach of Kyneton and Woodend.

At its heart stands a handcrafted mudbrick residence, exuding warmth, individuality and enduring charm. Framed by a wide return verandah and surrounded by mature trees, the home captures the essence of relaxed country living. Inside, cathedral ceilings and exposed timbers create volume and texture across two inviting living areas, while three bedrooms, two bathrooms, and an open-plan kitchen and dining space offer both comfort and functionality.

TYPE: For Sale

INTERNET ID: 63P0170

SALE DETAILS

by Expression of Interest

CONTACT DETAILS

Kyneton

120-122 Piper Street Kyneton, VIC 03 5422 7407

Nick Myer 0427 610 278

A separate home office or studio provides flexibility for remote work or creative pursuits, while generous verandahs invite outdoor dining and quiet reflection. The gardens,



shaped by decades of care, feature established plantings, shaded lawns and tranquil outlooks - a setting that changes beautifully with the seasons.

The broader property is thoughtfully established for lifestyle or equine pursuits, featuring improved pastures, well-laid laneways, a reliable water supply, and machinery shed with workshop. Sunshine presents as a complete country holding - a sanctuary of privacy and natural beauty, offering the rare opportunity to enjoy an authentic rural lifestyle in the coveted Macedon Ranges district.

Key Investment Features

- Total land area: 79 hectares (197 acres)* across two titles
- Charming country residence with cathedral ceilings and wide return verandah
- Three bedrooms, two bathrooms, two living areas, open-plan kitchen and dining
- Separate home office/studio ideal for remote work or creative use
- Established gardens and mature trees providing year-round beauty and privacy
- · Subdivided into 10 main paddocks with quality fencing
- •Improved pastures, laneways, and shelter belts
- Abundant natural water via a submersible bore, catchment dams and trough network
- Machinery shed and workshop
- Versatile holding suited to lifestyle, grazing or equine pursuits
- Ideally located just ten minutes* from Woodend and within one hour* of Melbourne CBD
 - Land Area 79.32 hectares
 - Bedrooms: 3
 - · Bathrooms: 2



HOMESTEAD

Bedrooms 3
Bathrooms 2

































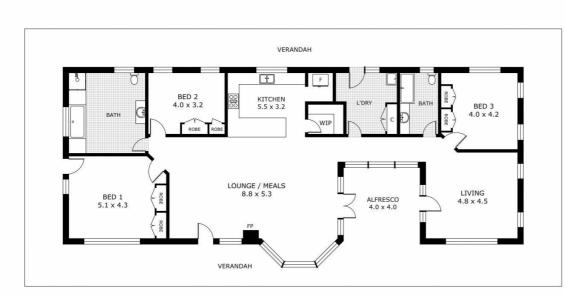


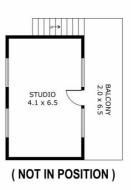


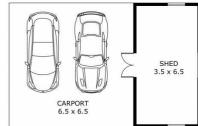












(NOT IN POSITION)

112 Caddys Lane, TYLDEN

 Residence
 - 187.7m²

 Verandah
 - 167.1m²

 Carport
 - 42.2m²

 Shed
 - 22.7m²

 Studio
 - 26.6m²

 Balcony
 - 13.0m²

 Total
 - 459.3m²



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.