



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 utility—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.

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,

TYPE: For Sale

INTERNET ID: 63P0170

SALE DETAILS

by Expression of
Interest

CONTACT DETAILS

Kyneton

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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







