



90 Notmans Lane, LANCEFIELD, VIC 3435

Productive Grazing Holding with Dual Residences

50.00 hectares, 123.55 acres

Elders proudly presents a highly functional rural holding of approximately 123 acres* in a quiet position just minutes from Lancefield. The property combines productive grazing country, reliable water security, dual accommodation, substantial shedding and straightforward access to Melbourne. With improved pastures, quality infrastructure and a private setting with views to Mount William and the Cobaw Ranges, it offers a well-balanced blend of lifestyle appeal and agricultural capability.

Main Residence

Set at the end of a quiet country lane, the main residence comes into view via a sweeping driveway that leads to a well-presented country-style home with wide return verandahs. The home includes four bedrooms, two bathrooms, a country kitchen with granite benchtops, a dishwasher and walk-in pantry, 10-foot ceilings and polished floorboards, with windows positioned to capture the surrounding landscape. A home office provides flexibility, while a wood fire ensures comfort through the cooler months. Established gardens surround the home, and the verandahs offer a sheltered place to take in the rural setting at the end of the day.

TYPE: For Sale

INTERNET ID: 63P0176

SALE DETAILS

**\$2,850,000 to
\$3,100,000**

CONTACT DETAILS

Kyneton
120-122 Piper Street
Kyneton, VIC
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Original Cottage

The original cottage provides self-contained accommodation with a kitchen, bathroom, laundry and three bedrooms. Its separation ensures independence and privacy, making it well-suited to extended family, guests or multi-generational living. The cottage also lends itself to rental income, farm-stay accommodation or studio use, adding meaningful versatility to the property's overall offering.

Shedding & Infrastructure

The property is well supported by substantial shedding and practical rural infrastructure. A 12 Å# 20 machinery shed with concrete floor, flood lighting and power provides excellent storage and working capacity, complemented by a 15 Å# 12 shed with concrete floor and power, along with additional outbuildings and a chook shed. A central laneway system and quality fencing support efficient stock movement, while 40-head cattle yards facilitate handling and loading. All-weather B-double access and a truck wash further enhance the property's operational efficiency.

Land, Water & Rural Use

The holding comprises approximately 123 acres* of improved grazing country with well-managed pastures, strong fencing and a practical layout suited to cattle and hay production. Frontage to Deep Creek adds significant value, with fertile creek flats providing excellent summer grazing and supporting consistent productivity through the warmer months. Water security is a key highlight, with a bore supplying troughs across the property, complemented by tank storage and dam.

Key Features

- Approx. 123 acres* of productive grazing land
- Private rural setting with views to Mount William and the Cobaw Ranges
- Two residences - main home plus separate original cottage
- Reliable water supply with bore, tanks and trough network
- Substantial shedding, including machinery sheds and garaging
- Suited to a range of agriculture, lifestyle and/or equine endeavours
- Central laneway system, quality fencing and 40-head cattle yards
- All-weather B-double access and truck wash bay
- Ideally located 2km* N Lancefield and 52km* N Melbourne Airport

*denotes approx.

- Land Area 50 hectares
- Bedrooms: 7
- Bathrooms: 3



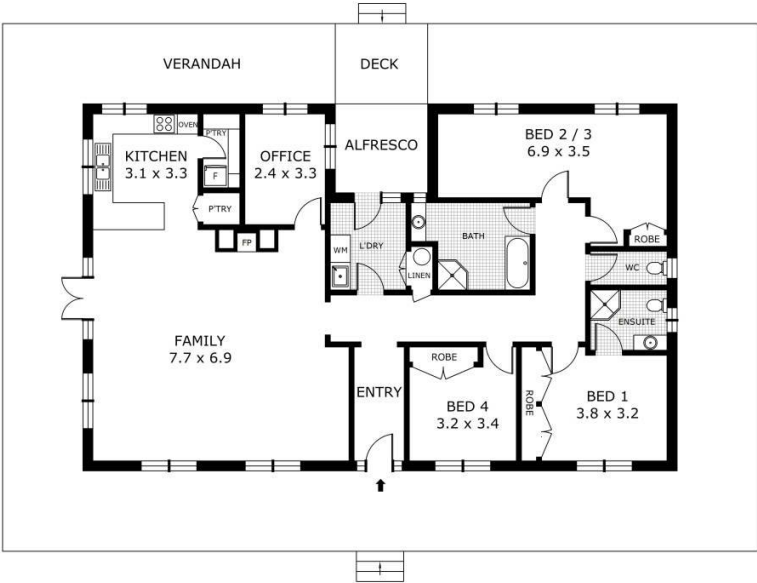
HOMESTEAD

Bedrooms	7
Bathrooms	3









COTTAGE

90 Notmans Lane
LANCEFIELD

Residence	- 177.5 m ²
Verandah	- 160.8 m ²
Cottage	- 135.5 m ²
Verandah	- 30.7 m ²
Total	- 504.5 m 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.