



245 Martins Road, NULLA VALE, VIC 3435

'Andaloro Park' - A Private and Substantially Improved Rural Holding

42.00 hectares, 103.78 acres

Elders Real Estate is pleased to present 'Andaloro Park', a private and extensively developed rural holding set across approximately 42.16 hectares (104 acres)* in the tightly held district of Nulla Vale within the Mitchell Shire and the broader Macedon Ranges.

Set within a peaceful, undulating landscape and screened by established cypress boundary plantings, the property offers a high level of privacy together with a well-considered and highly functional rural platform. Significant care and capital investment have been directed into infrastructure, water systems and land management, resulting in a holding of genuine substance and immediate usability, along with its natural beauty and an abundance of wildlife.

The land is strategically divided into twelve well-configured paddocks, including dedicated horse paddocks, all connected via a central laneway system, enabling efficient stock movement and day-to-day management, while established shelter belts positioned throughout provide protection for livestock.

TYPE: For Sale

INTERNET ID: 63P0182

SALE DETAILS

by Expression of
Interest Closing 28 May
4PM

CONTACT DETAILS

Kyneton
120-122 Piper Street
Kyneton, VIC
03 5422 7407

Jodie Alcaraz
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Water security is a key strength, with 8 dams servicing paddocks and infrastructure, together with substantial rainwater storage providing a reliable and well-distributed supply.

Improvements are extensive and well positioned, centred around the stable complex, which is serviced by power and water. Additional infrastructure includes machinery shedding, workshop facilities, yards and supporting improvements, all contributing to the overall functionality of the property.

An elevated homesite captures sweeping rural views across the surrounding granite landscape, offering an established setting well suited to a future residence (STCA). The property enjoys all-weather access via extensive formed driveways and internal laneways, complemented by established gardens, a productive vegetable garden and a pear-lined driveway, reinforcing both practicality and overall immaculate presentation.

A well-developed and highly considered rural holding where significant investment has established a strong foundation, offering a genuine opportunity to create a personalised rural sanctuary of scale and substance.

Key Features:

- Approx. 42.16 hectares / 104 acres*
- 12 well-configured paddocks, including dedicated horse paddocks, with central laneway system
- Established cypress boundaries and internal shelter belts
- 8 dams servicing paddocks and infrastructure
- Approx. 80,000L* rainwater storage plus additional tank capacity
- All-weather access via extensive formed driveways and laneways
- Quality equine infrastructure, including powered and watered stables
- Multiple sheds including machinery shedding, workshop and storage
- Ancillary shedding providing additional flexible space
- Cattle and sheep yards
- Elevated homesite with sweeping rural views (STCA)
- Established gardens, vegetable garden and ornamental pear-lined driveway

Inspections are strictly by appointment only.

Expressions of Interest Closing 28th May 2026 at 4PM

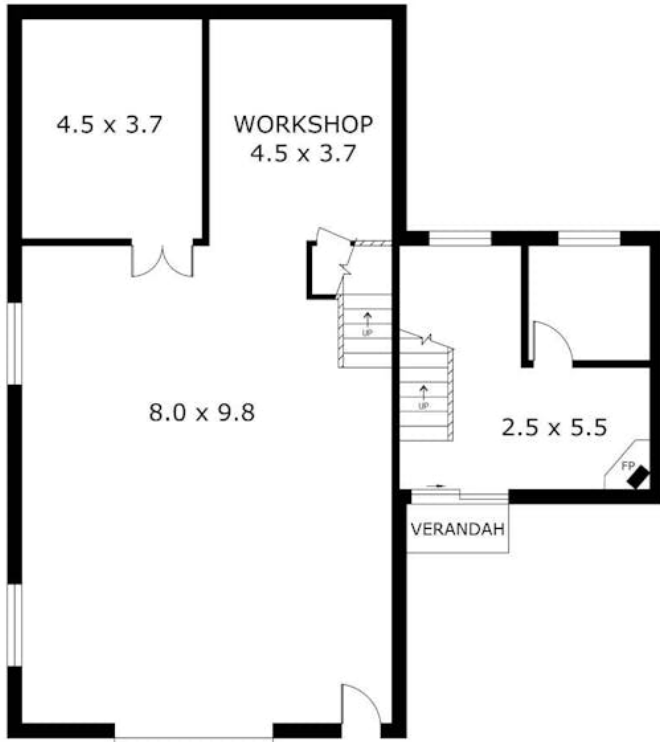
*denotes approximately

- Land Area 42 hectares

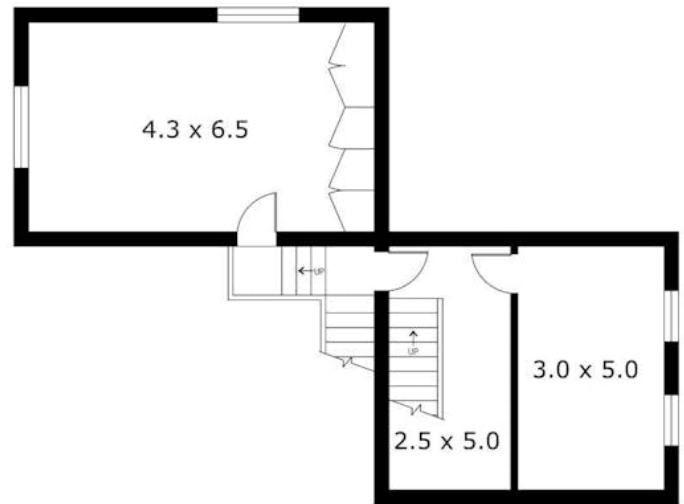








MAIN SHED GROUND FLOOR



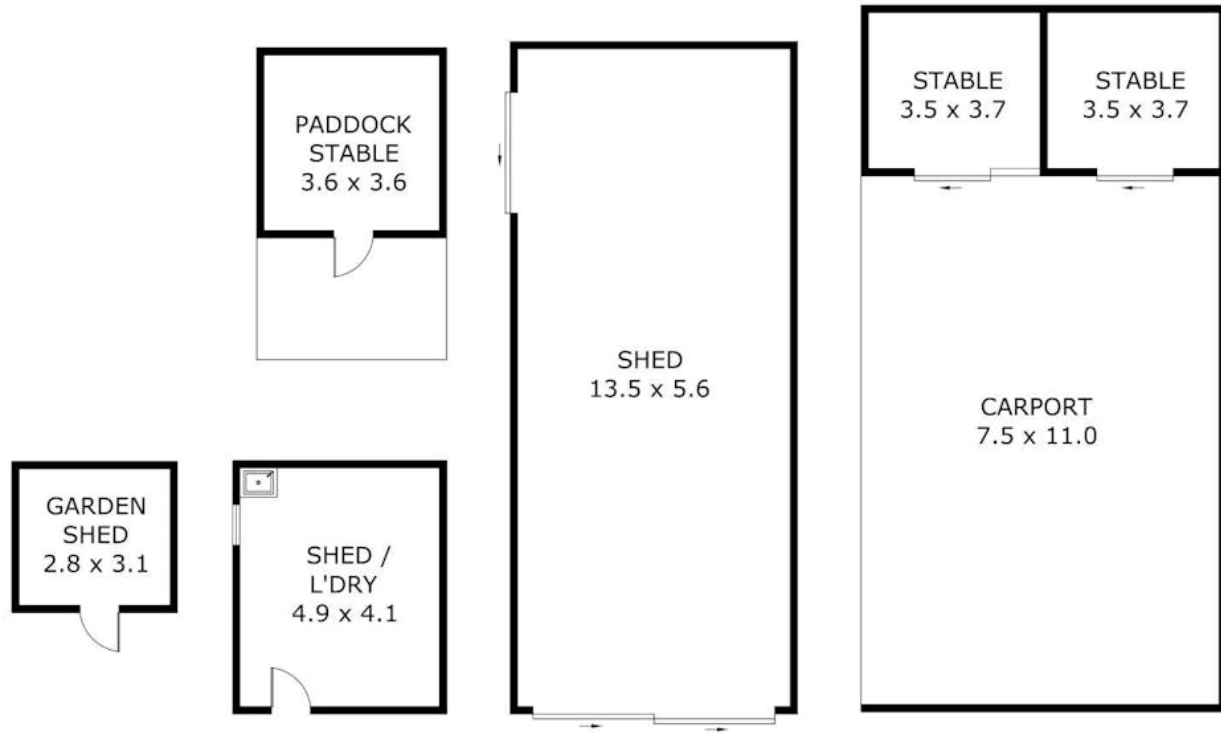
MAIN SHED FIRST FLOOR

Main Shed GF ~ 136.3 m²
 Main Shed FF ~ 58.8 m²
 Total ~ 195.1 m²



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.

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 NULLA VALE



(NOT IN POSITION)



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Shed	- 104.3 m ²
Paddock Stable	- 13.0 m ²
Stable	- 25.9 m ²
Carport	- 82.5 m ²
Total	- 225.7 m ²

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