



## 115 Ritchies Road, KYNETON, VIC 3444

A Rare Boutique Holding of Exceptional Quality

**20.23 hectares, 50.00 acres**

Elders is pleased to present 'Robinvale', an immaculate 50-acre\* lifestyle property in the heart of the Macedon Ranges. Framed by a magnificent Manchurian Pear-lined driveway, this exceptionally well-maintained rural holding presents a rare opportunity to embrace an enviable country lifestyle. Offering picturesque rural vistas, spectacular sunsets and outstanding rural infrastructure, 'Robinvale' seamlessly combines lifestyle, productivity and convenience.

The property comprises seven well-fenced paddocks with improved pastures, ideally suited to grazing livestock, equine pursuits or seasonal fodder production. Functional steel stockyards, a picturesque dam, stock troughs, ample tank water and an established olive grove complement the property's impressive infrastructure. Extensive shedding includes a substantial secure workshop with concrete flooring and a freestanding wood heater, a machinery shed with generous storage, and a separate hay shed, providing excellent functionality for a wide range of rural pursuits.

Whether you are seeking a peaceful country escape, a productive lifestyle holding or the opportunity to create your dream country residence (STCA), 'Robinvale' offers

**TYPE:** For Sale

**INTERNET ID:** 63P0185

**SALE DETAILS**

by Expression of Interest

**CONTACT DETAILS**

**Kyneton**

120-122 Piper Street  
Kyneton, VIC  
03 5422 7407

**Jodie Alcaraz**  
0455 331 891

exceptional versatility. Despite its peaceful and private setting, the property enjoys convenient access to Kyneton, V/Line rail services, the Calder Freeway and the many attractions of the Macedon Ranges, placing the very best of country living within easy reach of Melbourne.

Key Features:

- Approximately 50 acres (20.2 ha)\*
- Ideally suited to livestock, equine pursuits and seasonal fodder production
- Seven well-fenced paddocks with improved pastures
- Secure water with dam, stock troughs and ample tank water
- Quality shedding throughout
- Secure workshop with concrete flooring and freestanding wood heater
- Machinery shed with extensive storage
- Separate hay shed
- Functional steel stockyards
- Established olive grove
- Opportunity to build a country residence (STCA)
- Magnificent Manchurian Pear-lined driveway
- Spectacular rural vistas and sunsets
- Minutes from Kyneton, V/Line rail services and the Calder Freeway

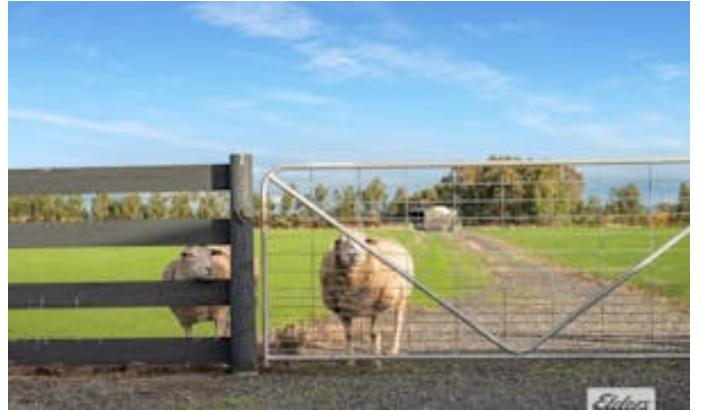
Expression of Interest closing Wednesday 5th August at 4pm (Unless Sold Prior)

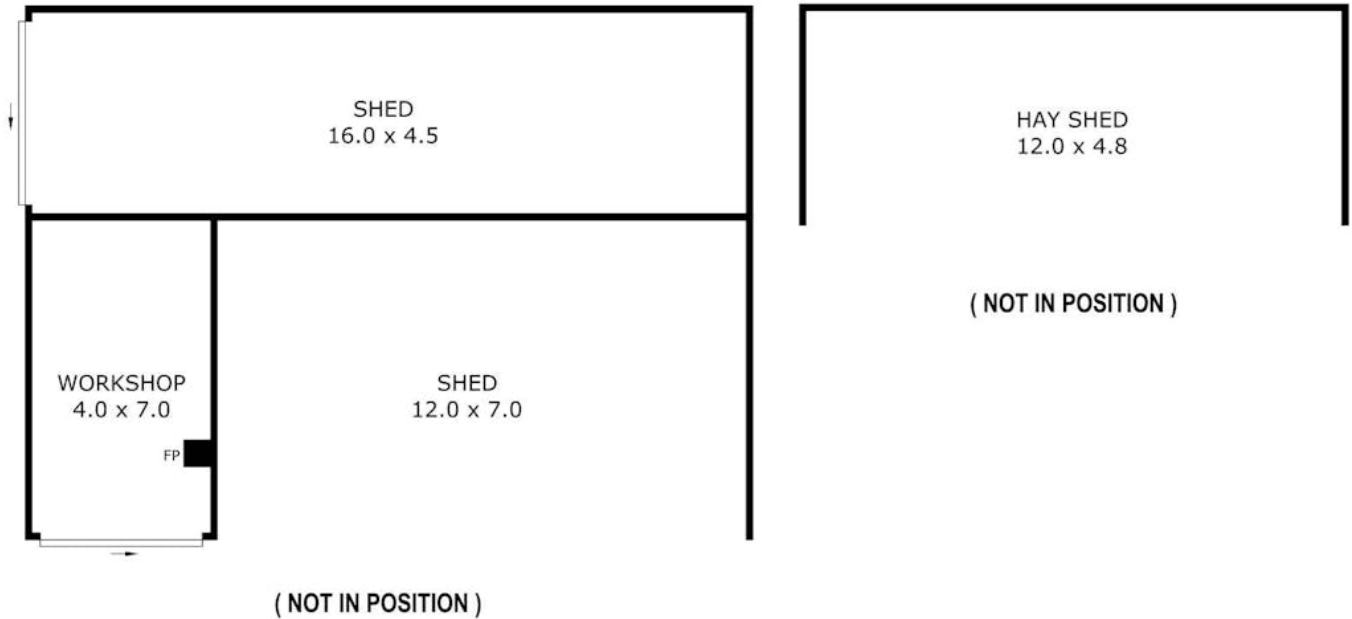
Inspection is strictly by appointment only.

\*Denotes approximately.

- Land Area 20.234282 hectares







**115 Ritchies Road,**  
KYNETON

Shed	- 156.0m <sup>2</sup>
Workshop	- 28.0m <sup>2</sup>
Hay Shed	- 57.6m <sup>2</sup>
Total	- 241.6m <sup>2</sup>



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.