



## 12 Maddens Lane, COLDSTREAM, VIC 3770

Something Special

**16.80 hectares, 41.51 acres**

This exceptional Maddens Lane property represents the "creme de la creme" of Yarra Valley locations. Set on 41.5 acres of premium land, the elevated position captures breath taking views across the valley to a spectacular mountain backdrop, with a number of outstanding potential building sites.

The gently rolling, fertile land is fully sown to pasture and divided into three paddocks. The property also features two dams and cattle yards supporting the current cattle grazing enterprise.

Located just one hour from central Melbourne, this is a rare opportunity to create a country lifestyle in one of the Yarra Valley's most picturesque settings.

**Disclaimer:** Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.

**TYPE:** For Sale

**INTERNET ID:** LWD5100

**SALE DETAILS**

**\$2,950,000**

**CONTACT DETAILS**

**Lilydale**

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Lilydale, VIC

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**Andrew Houghton**

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- Land Area 16.8000 hectares



