



# MIDLAND Property & Living



## Truffle estate blends lifestyle, income and opportunity

RT Edgar Macedon Ranges - Page 22



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*We bring* THE WHOLE TEAM

RAY WHITE KYNETON



Thinking of Leasing or Selling? Let's Do It Together.

At Ray White Kyneton, we believe great results come from genuine partnerships. Our experienced team works closely with you every step of the way, combining local knowledge, tailored strategies and honest advice to achieve the best outcome. Whether you're ready to sell, lease or just exploring your options, we're here to help.

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# For Sale

RAY WHITE KYNETON



House

42 Hutton Street, Kyneton

3 Beds / 1 Baths / 1 Car      \$590,000 - \$630,000



House

27 Davy Street, Taradale

3 Beds / 1 Baths / 2 Car      \$725,000 - \$750,000



House

20 Warren Street, Kyneton

3 Beds / 1 Bath / 2 Car      \$795,000 - \$845,000



House

24 Forest Street, Woodend

3 Beds / 1 Bath / 1 Car      \$745,000 - \$795,000



House

212 Northumberland Road, Kyneton

4 Beds / 3 Bath / 1 Car      \$1,025,000 - \$1,125,000



House

80 Trio Road, Kyneton

3 Beds / 1 Bath / 3 Car      \$1,350,000 - \$1,395,000



## Truffle estate blends lifestyle, income and opportunity

Set across 7.775 hectares (19.22 acres) within the renowned Daylesford-Macedon Ranges food bowl, in the tightly held Trentham region, Winter Creek Farm represents an exceptionally rare offering of an established, income-producing truffle estate of scale, underpinned by outstanding infrastructure, regenerative land stewardship and significant future opportunity.

Now entering its ninth year of production, the 387-tree evergreen oak truffière is immaculately maintained and already delivering strong commercial yields. As the trees continue to mature, industry benchmarks indicate a substantial uplift in production over the coming years, positioning the property firmly within a high-growth phase. The orchard meets strict international export standards, with existing systems and practices supporting premium wholesale pathways.

Beyond its current performance, what truly distinguishes Winter Creek Farm is the breadth of vision it affords. Approved planning permits for a commercial space with liquor licence, along with a separate permit for an architectural residence, create a compelling foundation for a destination-scale agribusiness or private lifestyle estate.

The land itself is a testament to long-term custodianship. A decade of regenerative farming practices, no tilling, no pesticides, no artificial fertilisers has resulted in rich, biologically active soils, supported by rotational grazing infrastructure across five well-configured paddocks. Reticulated water services, secure supply via dam and water right, and thoughtful landscape planning ensure both productivity and resilience.

Winter Creek meanders through the property, sensitively rejuvenated to enhance native habitat and ecologi-

cal health, while a series of mature plantings, including established deciduous trees and majestic pine shelter belts, provide both beauty and natural protection. The setting is private, immersive and distinctly refined.

Infrastructure across the holding is extensive and highly considered. Commercial-grade irrigation systems service the orchard and grounds, with substantial water storage, two-phase power and a town sewerage connection all in place. The property is fully fenced, and operational improvements include cattle yards, all-weather access and generous on-site parking.

Complementing the enterprise are a series of fully serviced ancillary buildings, including self-contained accommodation and utility spaces, providing flexibility for staff, guests or supplementary income streams.

For the astute buyer, the opportunity here extends well beyond primary production. Positioned within one of Victoria's most celebrated culinary regions, the foundation exists for a layered and diversified offering: farm gate sales, curated truffle experiences, boutique events, paddock-to-plate dining, or the creation of a recognised regional destination. The approved commercial space alone presents a rare chance to capitalise on the growing demand for immersive food and agritourism experiences within the Macedon Ranges.

Winter Creek Farm is, at its core, a working rural enterprise with established income and a clear trajectory of growth. Yet it is equally a property defined by possibility where lifestyle, hospitality, agriculture and brand can intersect in a meaningful and highly rewarding way.

A holding of this calibre, with both proven performance and approved future scope, is seldom offered to the market.



<b>Property:</b>	Winter Creek Farm on 19.22 acres
<b>Address:</b>	30 Pearsons Road, Trentham
<b>Price:</b>	Expressions of Interest \$3,600,000 - \$3,900,000
<b>Agent:</b>	RT Edgar Macedon Ranges
<b>Contact:</b>	Beverley Higgs 0448 271 222 / Matthew Bourke 0448 271 880

# JellisCraig

Former Scout Hall  
c.1908

138 Victoria Road, Harcourt

2 bed | 1 bath | 2 car | 968 m<sup>2</sup>

Learn more



**Agents**

Leah Panos 0466 878 214  
Harrie Rixon 0437 644 945

**For Sale**

\$995,000

**Inspect**

As advertised or by appointment

JC



# JellisCraig

Room to grow, space  
to explore

47 Elizabeth Street, Campbells Creek

4 bed | 2 bath | 4 car | 1495 m<sup>2</sup>

Learn more



**Agents**

Leah Panos 0466 878 214  
Harrie Rixon 0437 644 945

**For Sale**

\$989,000

**Inspect**

As advertised or by appointment

JC



# JellisCraig

## Start the new financial year with clarity

We understand tax time can be challenging for homeowners and investors. That's why we want you to feel informed about the value of your biggest asset.

Contact our team of property specialists to discuss your property goals and to make the most of this tax season.

**Jellis Craig Woodend**  
03 5427 2800

**Jellis Craig Castlemaine**  
03 5472 1155

**Jellis Craig Daylesford**  
03 9989 2525



KN290415

## Considered, sustainable, perfectly located



Set back from one of Castlemaine's most sought-after streets, surrounded by established gums and well removed from the noise of daily life, this architect-designed three-bedroom home was built to Passive Haus principles and oriented due north. The result is a residence that earns its quiet confidence, warm in winter, cool in summer, considered at every turn.

Spotted gum cladding weathers beautifully in the bush setting. Inside, the palette is soft and muted throughout, concrete floors, ply-clad cove ceilings, Blackbutt double-glazed windows and doors, with deliberate pops of pink, yellow and green arriving in the wet areas, where bold colour finds exactly the right home.

The open-plan kitchen, dining and living space runs north, pulling in winter sun across polished concrete. The kitchen is plywood throughout, with stainless steel benchtops, a Smeg freestanding induction cooktop and oven, an Asko dishwasher and an island bench that anchors the room. A Paul Agnew solid wood heater sits at the heart of the living zone; built-in open shelving defines the boundary between the living and the bedroom wing beyond. A split system provides additional climate control.

The main bedroom looks out to the rear garden, borrowing the bush as its backdrop, with built-in robes and a quiet connection to the landscape. Two further bedrooms each have built-in robes; the front bedroom makes a natural home office, positioned away from the living zones. The bathroom is soft pink wall tile with soft green terrazzo tiles underfoot,

underfloor heating, a bath, a walk-in shower and a vanity. The laundry carries the same warmth, yellow wall tiles, terrazzo floor, external access, and a separate toilet sits behind a deep green door.

Outside, a north-facing pergola is planted with kiwifruit. A substantial three-bay carport (approx 10.6m x 5.9m), two water tanks of approximately 20,000 litres each (for use in the garden and toilet), and a fire pit set into the bush complete a property designed to be lived in fully. Glimpses of Mount Alexander sit in the distance.

On approximately 4718sqm, a short walk to the Castlemaine Botanical Gardens and around five minutes to the centre of town, this property offers the kind of quiet that is increasingly hard to find, on a prestigious street, in a home built with genuine intention.

<b>Property:</b>	Architect-designed sustainable home
<b>Address:</b>	17 Burnett Road Castlemaine
<b>Price:</b>	\$1,350,000
<b>Agent:</b>	Cantwell Property
<b>Contact:</b>	Jeremy Bottomley 0433 772 033



# Miners cottage in the heart of old Kyneton



Rich in history and brimming with potential, this charming weatherboard miner's cottage offers an affordable entry into one of Kyneton's most sought-after pockets. Set on approximately 511sqm and just moments from Piper Street, the Campaspe River Walk and Kyneton's thriving café culture, the home combines period character with everyday convenience.

Believed to be more than 100 years old, the residence retains its classic cottage appeal, featuring timber floorboards and a neat floorplan comprising three bedrooms, a central bathroom, separate formal lounge, additional living room and a well main-

tained kitchen with gas cooking.

You'll stay warm during the cooler months with a gas heater in the main living areas.

Outside, a shed/garage provides valuable storage and off-street parking, while the manageable allotment offers scope to further renovate, extend or personalise (STCA).

Whether you're a first-home buyer, investor, downsizer or renovator seeking a character home in a prime location, 42 Hutton Street presents an exciting opportunity to secure a piece of Kyneton's heritage.

**Property:** Weatherboard miner's cottage  
**Address:** 42 Hutton Street Kyneton  
**Price:** \$590,000 - \$630,000  
**Agent:** Ray White Kyneton  
**Contact:** Suzie Blake 0493892370  
 Tamara Mactier 0429 136 635



## **Kerrie** 183 Tunnel Creek Road **Superb Bushland Oasis on 21 acres approx.** **(Trust for Nature Covenant)**

A winding driveway leads you through an enchanting ancient forest whose majestic trees and dappled light soon give way to reveal "Mossy Hollow" - an elevated, architect-designed, generously-proportioned, superbly-insulated, double-glazed, timber home with delightful private garden views.

The special micro-climate supports mountain ash, messmates, native Frangipani, blackwoods, ferns and mosses; in addition, the headwaters of the Bolinda Creek run through the landscape and help to provide overall, a captivating, peaceful and serene ambience throughout the whole property.

Unique is an over-used word, so let's just say this property is truly special.

**Price** \$1,125,000  
**Contact** Ray Cashmore 0419 851 334 or John Keating 0419 880 444



## **Lancefield** Lot 3 Grahams Road **8.5ha (21 Acres) with Planning Permit**

An excellent small acreage hobby farmlet featuring very productive red volcanic soils equal to the very best in the district, excellent views, good pastures, excellent bore water with windmill and storage tank plus a small dam, fully fenced, power supply available from new pit installed on the property and only 4kms from Lancefield town centre.

This could be your opportunity to build your dream tree change residence with a planning permit issued by the Macedon Ranges Shire to build a dwelling on the property.

The land is suitable for a variety of uses including cattle, sheep, horses, horticulture or viticulture etc.

**Price** \$895,000  
**Contact** John Keating 0419 880 444 or Ray Cashmore 0419 851 334

for sale



Historic Granite Homestead on 191.6 acres

**\$3,500,000****333 Harcourt-Sutton Grange Rd, Sutton Grange**

Built from solid granite in c1854 as the homestead of a mixed farm of orchards, dairy, forge and grazing, and extended with French Provincial intent in the mid-1990s, this is a property that earns its scale and earns your heart. On approximately 191.6 acres at the foot of Mount Alexander.

**View**  
By  
Appointment  
**Contact**  
Tom Robertson  
0473 642 644



Architectural Sustainability Meets Lifestyle Versatility

**\$1,900,000****27 Muckleford School Road, Muckleford**

Set on 10.3 acres (approx) in the peaceful surrounds of Muckleford, The Open Field House is a landmark 8-bedroom residence that redefines sustainable living. Designed to Passive House standards, this extraordinary home combines architectural integrity with environmental consciousness.

**View**  
By  
Appointment  
**Contact**  
Tom Robertson  
0473 642 644



Considered, Sustainable, Perfectly Located

**\$1,350,000****17 Burnett Road, Castlemaine**

Set back from one of Castlemaine's most sought-after streets, surrounded by established gums and well removed from the noise of daily life, this architect-designed three-bedroom home was built to Passive Haus principles and oriented due north. On approx 4718sqm, this property offers the kind of quiet that is increasingly hard to find.

**View**  
Saturday 27th June  
11:15am-11:45am  
**Contact**  
Jeremy Bottomley  
0433 772 033



Contemporary Living in Chewton

**\$855,000****14 Church Street, Chewton**

Built with care and finished with intention, this contemporary three-bedroom home sits on 525sqm (approx) in the middle of Chewton, walk to the post office, the community pool, the oval and playground, and be in Castlemaine in under seven minutes. This is a home that's been built to perform as well as it looks.

**View**  
Saturday 27th June  
10:30am-10:50am  
**Contact**  
Nick Haslam  
0422 848 662



Generous Living at the Edge of Town

**\$835,000****27 North Street, Castlemaine**

Set on 841 sqm (approx.), this four-bedroom period home has been substantially extended and updated over time, delivering a layout that works well for families or anyone seeking genuine separation between living and sleeping zones. Beyond the house, a double carport leads through to a substantial double garage (5.8 x 5.7m).

**View**  
By  
Appointment  
**Contact**  
Tom Robertson  
0473 642 644



The Old Fryerstown Courthouse

**\$895,000****90 Castlemaine Street, Fryerstown**

Some buildings hold their history lightly. This one wears it with authority. The former Fryerstown Courthouse, built in solid brick in the 1880s, has been thoughtfully converted into a three-bedroom home that keeps faith with its origins: bluestone foundations, slate roof, high ceilings, arch doorways, and the original courtroom at its heart.

**View**  
Saturday 27th June  
12:30pm-1:00pm  
**Contact**  
Nick Haslam  
0422 848 662



The Guildford General Store

**Contact Agent****1 Templeton Street, Guildford**

This is a chance to become the custodian of one of Central Victoria's most cherished community landmarks and take it somewhere extraordinary. For the passionate foodie, the hospitality visionary, or the tree-changer who has always dreamed of a destination venue with genuine soul, this is waiting for you, only 90 minutes from Melbourne.

**View**  
By  
Appointment  
**Contact**  
Michael Cantwell  
0419 339 003

t: 5472 1133

cantwellproperty.com.au

220 Barker Street, Castlemaine



# for sale



Architectural Intention and Country Soul

**\$995,000**

**69A Lyons Street, Newstead**

Positioned on the fringe of Newstead, this is a home that rewards those who look closely. Built by respected local building company Russell Parsons, this impeccably presented residence sits within an expansive, fully fenced garden, lush, low-maintenance lawn stretching to the boundaries, the ancient gums of the surrounding landscape.

**View**  
By  
Appointment  
**Contact**  
Nick Haslam  
0422 848 662



Room for the Whole Family

**\$945,000**

**16 Gaffney Street, Castlemaine**

Sitting quietly on a generous 1169sqm (approx) corner allotment, this is the kind of home that offers something for everyone, space, flexibility, and comfort. A heated swimming pool, established native gardens and a covered alfresco area set the scene for long summer days. A home of genuine proportion and warmth, ready for its next family.

**View**  
By  
Appointment  
**Contact**  
Tom Robertson  
0473 642 644



An Elevated Victorian

**\$679,000**

**6 Saint Street, Castlemaine**

Elevated on its 518 sqm (approx) allotment, this two-bedroom Victorian cottage has been respectfully updated to honour its heritage whilst embracing the comforts of contemporary living. Just 600 metres from the heart of Castlemaine, this is a genuine walk-to-everything address. This is a life that is creative and considered.

**View**  
Saturday 27th June  
10:00am-10:20am  
**Contact**  
Bianca Wiegard  
0439 939 619



Corner Position, Central Lifestyle

**\$715,000**

**6 Caroline Street, Castlemaine**

This three-bedroom period home is ready to be enjoyed from day one, a genuine opportunity for first home buyers, downsizers or investors looking for a comfortable, low-maintenance lifestyle in one of regional Victoria's most sought-after towns. Set on an easy-care corner allotment of 350sqm (approx), the position is hard to beat.

**View**  
By  
Appointment  
**Contact**  
Tom Robertson  
0473 642 644



A Home Worth Having

**\$545,000**

**25 Polsue Street, Maldon**

A well-presented cottage in one of regional Victoria's most loved historic towns, this property has been thoughtfully updated while keeping everything that makes a home like this worth having in the first place. Outside is where this property earns its keep. An 817sqm (approx) block holds a back patio that opens to a rear garden.

**View**  
By  
Appointment  
**Contact**  
Tom Robertson  
0473 642 644



Modern Family Living

**\$749,000**

**12 Grand View Drive, McKenzie Hill**

Completed in 2022 and set within the popular McKenzie Hill community, this spacious four-bedroom home offers modern family living just six minutes from Castlemaine. Positioned on a generous 867sqm (approx.) allotment with a beautifully designed Liam Bright-landscaped garden.

**View**  
By  
Appointment  
**Contact**  
Jeremy Bottomley  
0433 772 033



Federation Elegance. Exceptional Entertaining.

**\$1,190,000**

**73 Blanket Gully Road, Campbells Creek**

Elevated behind a classic white picket fence, this home is a showcase of refined design and exceptional artistry, every detail thoughtfully curated to deliver timeless style and modern comfort. This is a home that celebrates beauty, functionality and enduring quality.

**View**  
By  
Appointment  
**Contact**  
Tom Robertson  
0473 642 644



Period Charm, Contemporary Ease

**\$695,000**

**4 Silver Street, Campbells Creek**

A classic weatherboard cottage on a generous 587sqm (approx) block, this property delivers the character and street presence of a period home with the comfort of considered contemporary updates. An ideal first home or investment property in a well-connected, community-minded neighbourhood.

**View**  
Saturday 27th June  
11:30am-11:50am  
**Contact**  
Bianca Wiegard  
0439 939 619

t: 5472 1133

cantwellproperty.com.au

220 Barker Street, Castlemaine

**cantwell**  
property



# RT Edgar



## 53 King Drive, Lancefield

A flawless five-acre sanctuary in the Macedon Ranges, this beautifully crafted four-bedroom home delivers refined country living. A pear lined driveway leads to manicured grounds, direct golf-course access and nearby Cobaw trails. Inside, a formal lounge with fireplace and a spacious open-plan kitchen/living zone connect to an elevated alfresco deck. The master suite includes outdoor access, a walk-in robe and luxe ensuite, while three further bedrooms and a kids' retreat add flexibility. Highlights include a versatile studio, pool house with bar, magnesium pool, quality equestrian facilities, shedding, town water and easy access to schools, Melbourne Airport and local amenities.



**Price Range: \$1,795,000 - \$1,850,000**

**Inspection: By Private Appointment**

Travis Cole 0428 202 672 | Jason York 0447 391 089

## 46 Millers Lane, Lancefield

Steeped in history, Parkview (c1860) is a captivating homestead set on a gentle rise with sweeping rural views. Once part of a larger holding and home to the Miller family, it has had just five custodians. A tree-lined driveway creates a grand arrival, leading to a twin-gabled Victorian residence with a return verandah, ornate corning and tessellated tiles. With established gardens, the property features hedged enclaves, winding paths and an original brick-lined well. Inside offers four bedrooms, period details, fireplaces, high ceilings and a wide hallway. Updated services and a sympathetic extension add comfort, with scope to enhance or explore further potential (STCA).



**Price Range: \$1,590,000 - \$1,690,000**

**Inspection: Saturday June 27 @ 12.30pm - 1.00pm**

Jason York 0447 391 089 | Travis Cole 0428 202 672



## 4 Gwen Place, Lancefield

Just moments from the heart of Lancefield, this impressive family residence offers space, comfort and superb entertaining. The home features four generous bedrooms, including a luxurious master suite with walk-in robe and ensuite, while the remaining bedrooms include built-in robes. A beautifully presented kitchen and quality European appliances forms the heart of the home, flowing to expansive living and rumpus areas, plus a separate formal lounge and dining. Outside, a magnificent undercover entertaining area captures sweeping rural views. Complete with double glazing, ducted heating, solar with battery, triple garage, Tesla charger and a large powered shed.



**Price Range: \$1,290,000 - \$1,390,000**

**Inspection: Saturday June 27 @ 11.30am - 12.00pm**

Jason York 0447 391 089 | Travis Cole 0428 202 672

## 3119 Melbourne-Lancefield Road, Romsey

A charming historic estate awaits at 3119 Melbourne Lancefield Road, Romsey, framed by the Macedon Ranges and neighbouring premium equestrian holdings. Built in 1928, the home has been revitalised with a sympathetic extension blending Federation character and modern comforts. Highlights include 11-foot ceilings, pressed metal details, timber floors, decorative fireplaces, five bedrooms, and a central bathroom with clawfoot bath. The chef's kitchen boasts a large island, premium appliances, and walk-in pantry. Set on 20 fertile acres with arena, paddocks, sheds, and landscaped gardens, it offers rural prestige and city convenience just 35 mins to Melbourne Airport.



**Price Range: \$2,420,000 - \$2,490,000**

**Inspection: By Private Appointment**

Travis Cole 0428 202 672 | Jason York 0447 391 089

# RT Edgar



## 125 Cemetery Road, Tylden

Escape to serene country living. This luxury home features 3 bedrooms, study, formal lounge, an open-plan kitchen-living area with high end European appliances. Enjoy a sunbathed reading room, open fire, and year-round comfort. A detached double garage and artist's retreat by a 5-acre lake provide ample space. Indulge in lakeside activities, BBQs, and wood-fired pizza oven gatherings. The property includes Grey Loam soil, 13 paddocks, river frontage, cattle yards, machinery shed, and landscaped gardens with an orchard and veggie beds. Embrace Victorian-era charm with modern comforts in this idyllic countryside lifestyle.



**Price Range: \$2,750,000 - \$2,850,000**  
**Inspection: By Private Appointment**  
 Beverley Higgs 0448 271 222 | Travis Cole 0428 202 672

## 123 Heskett-Boundary Road, Heskett

The sheer magnificence of the landscape surrounding "Sanders Wood" is matched only by the elegance and striking architectural wonder of the French Villa at its heart. Accommodation includes four bedrooms – three on the ground floor, with the main bedroom upstairs. There is a generous farmhouse kitchen – the hub of the home- which adjoins multiple formal and informal living spaces. Set on approx 80 acres, a balance of quality grazing and natural woodland. The property is ideal for horses or cattle.



**Price Range: \$4,600,000 - \$4,900,000**  
**Inspection: By Private Appointment**  
 Beverley Higgs 0448 271 222



## 23 Bourke Street, Kyneton

Set on a generous 842 sqm allotment, across from parkland, in a sought-after central location, this neat and tidy family home close to the schools and all town amenities, has been freshly painted and has new carpet throughout. Features include 3 bedrooms, all with carpet & built-in-robos, and two separate living areas, a sunroom, a huge north facing backyard and a large separate studio, offering wonderful flexibility and of uses, from multi-generational living to work from home space, rumpus room, poolroom, craft room or home gym. Perfect for a range of buyers, those looking for their first home, downsizers or investors.



**Price Range: \$695,000 - \$750,000**  
**Inspection: Saturday June 27 @ 1.45pm - 2.15pm**  
 Matthew Bourke 0448 271 880 | Josie Borg 0448 271 878

## 23 Worchester Road, Gisborne

A charming historic estate awaits at 3119 Melbourne Lancefield Road, Romsey, framed by the Macedon Ranges and neighbouring premium equestrian holdings. Built in 1928, the home has been revitalised with a sympathetic extension blending Federation character and modern comforts. Highlights include 11-foot ceilings, pressed metal details, timber floors, decorative fireplaces, five bedrooms, and a central bathroom with clawfoot bath. The chef's kitchen boasts a large island, premium appliances, and walk-in pantry. Set on 20 fertile acres with arena, paddocks, sheds, and landscaped gardens, it offers rural prestige and city convenience just 35 mins to Melbourne Airport.



**Price Range: \$850,000 - \$930,000**  
**Inspection: Saturday June 27 @ 12.30pm - 1.00pm**  
 Josie Borg 0448 271 878 | Matthew Bourke 0448 271 880

## A creative country sanctuary



Steeped in history, creativity and country charm, Rose Cottage is a truly rare lifestyle property set on approximately 34 acres, just five minutes from Kyneton and two minutes from Malmsbury.

Originally owned by renowned rose gardener Susan Irvine, the property continues to showcase her legacy through magnificent established roses and mature oak trees that frame the picturesque bluestone cottage. More recently, the home has served as the private sanctuary and creative hub of acclaimed artist Jimmy Rix, a setting that has inspired years of creativity and craftsmanship. Elements of thoughtful design and artisan detail throughout the property reflect its rich creative history and contribute to its unique sense of character.

Lovingly restored and freshly painted inside and out, the charming bluestone residence offers three bedrooms and three bathrooms, blending timeless country character with warmth and comfort. Inside, soft muted tones have been thoughtfully selected to reflect the surrounding landscape, creating a calming connection between home and nature. Character features include stained glass windows and a classic clawfoot bath, adding to the home's timeless appeal. Modern comforts have also been carefully integrated, including a new heat pump system and a 9.4kW solar system comprising 28 panels with two inverters. A wood-fired heater provides a welcoming focal point, making the home equally inviting through the cooler months.

Positioned to capture sweeping views across a substantial dam teeming with birdlife and stocked with yabbies, the property enjoys an abundance of natural beauty. With four dams in total, a bore, rich grazing land and infrastructure previously supporting 20 head of cattle, the holding offers exceptional versatility for farming, equestrian pursuits, hobby agriculture or simply embracing a peaceful country lifestyle.

A substantial workshop and studio space provides exceptional flexibility, offering exciting potential for artists, makers, hobbyists or those seeking additional accommodation, gallery space or guest quarters (STCA). Equestrian enthusiasts will appreciate the prepared base for a full-size arena, while families benefit from school bus pickup directly from the front gate.

Adding further lifestyle appeal, the recently opened Campaspe Mill Distillery is located just 1km down the road, offering gin tastings and dining in a beautiful regional setting.

Additional features include a bluestone quarry, abundant water supply, breathtaking rural vistas and endless opportunities for creative, agricultural or tourism ventures.

Properties of this calibre, history and potential are seldom offered. Rose Cottage is a place to live, create and dream an extraordinary country estate where artistic heritage, productive land and an inspiring lifestyle come together in perfect harmony.



<b>Property:</b>	Rose Cottage - on 34 acres
<b>Address:</b>	176 Degraives Mill Drive, Malmsbury
<b>Price:</b>	\$1,250,000 - \$1,350,000
<b>Agent:</b>	RT Edgar Macedon Ranges
<b>Contact:</b>	Beverly Higgs 0448 271 222



## 99 Crows Road, Woodend North

4 Bed 2 Bath 2 Car

Set on an expansive 4,759m<sup>2</sup> in peaceful Woodend North, this secluded property offers an exceptional country lifestyle with uninterrupted farmland views. The immaculate home features four bedrooms plus a study, multiple living zones, a formal lounge, and a teen retreat. Enjoy a covered outdoor entertaining area, double garage, solar panels, and a two-bay machinery shed.

**For Sale**  
\$1,440,000 - \$1,520,000  
**View**  
Saturday 27th June  
1:30pm - 2:00pm  
**Gisborne**  
5428 4007  
rh.com.au/gisborne



**Ken Grech**  
0418 509 710



## 11 Harvard Court, Gisborne

3 Bed 2 Bath 2 Car

Located in the sought-after Mulbarton Estate, 11 Harvard Court, Gisborne offers an exceptional family lifestyle in a quiet court. Walk to the town centre, schools, and amenities. The immaculate home features two living zones, a well-appointed kitchen, and three spacious bedrooms, including a master suite with ensuite. Enjoy year-round entertaining with a covered alfresco.

**For Sale**  
\$1,100,000 - \$1,180,000  
**View**  
Saturday 27th June  
12:30pm - 1:00pm  
**Gisborne**  
5428 4007  
rh.com.au/gisborne



**Ken Grech**  
0418 509 710



**David Oliver**  
0403 023 706



## 545 Kyneton-Springhill Road, Kyneton South

8 Bed 3 Bath

Set on 26 acres near Kyneton, this remarkable property blends productive farmland with 8-10 acres of established botanic gardens. Featuring paddocks, orchard, extensive shedding, a self-contained bungalow, and a substantial family home with multiple living zones, it offers exceptional versatility. With abundant water, mature trees, and tranquil surrounds, it's ideal for lifestyle living, B&B, events or a peaceful retreat.

**For Sale**  
\$1,990,000 - \$2,100,000  
**View**  
Saturday 27th June  
2:30pm - 3:00pm  
**Kyneton**  
5422 2678  
rh.com.au/kyneton



**Judith Stevens**  
0438 683 484



## 94 Beauchamp Street, Kyneton

3 Bed 1 Bath 1013m<sup>2</sup>

Set on a generous 1,013m<sup>2</sup> (approx.) allotment, this beautifully maintained home is surrounded by lush, established gardens offering privacy, shade and a peaceful retreat for family living. Inside, two separate living areas provide flexibility, with the open-plan kitchen, dining and living zone flowing seamlessly to a rear terrace and expansive backyard.

**For Sale**  
\$840,000 - \$910,000  
**View**  
Saturday 27th June  
12:15pm - 12:45pm  
**Kyneton**  
5422 2678  
rh.com.au/kyneton



**Jason Woodford-Smith**  
0478 000 441





## Private bushland retreat on 11 acres



Set amid 11 acres of native bushland, this peaceful country retreat offers privacy, space and a relaxed lifestyle surrounded by nature. Thoughtfully improved and full of character, the ranch-style lodge combines rustic charm with practical enhancement, creating a welcoming home suited to families, hobby farmers or those simply seeking a quieter way of life.

Approached via a private driveway, the property unfolds into a tranquil landscape featuring established bushland, dams, a productive vegetable garden and chook run. Wide wraparound verandahs frame the home, providing sheltered outdoor living spaces and a perfect vantage point to enjoy the changing seasons, abundant birdlife and peaceful rural outlooks.

Inside, cathedral ceilings enhance the sense of space within the expansive open-plan living area, creating an inviting setting for everyday living and entertaining. The timber kitchen is both practical and welcoming, featuring gas cooking, generous bench space and excellent storage, while the adjoining dining and living zones are anchored by a wood fire that brings warmth and ambience through the cooler months. Reverse-cycle air conditioning units in most rooms and ceiling fans throughout ensure comfort in every season.

The spacious main bedroom is privately positioned and

features a walk-in robe, ensuite and direct access to the verandah, allowing you to step outside and enjoy the serenity of the surrounds. Three additional bedrooms are all fitted with built-in robes and air conditioning, providing comfortable accommodation for family and guests, while a central bathroom services the remainder of the home.

Outdoor living is well catered for with a covered entertaining deck overlooking the natural landscape. Recent updates include refreshed paintwork, upgraded balustrades and improved air conditioning, while ongoing enhancements to the driveway and gardens continue to add value and appeal.

Practical infrastructure is equally impressive, with a substantial 9m x 15m multi-roomed and powered workshop providing ample space for trades, machinery, storage or creative pursuits. A garage, double carport, 12.5kW solar system in addition to mains power, gas hot water service and approximately 100,000 litres of water storage with transfer pump ensure the property is well equipped for sustainable country living.

Surrounded by nature and thoughtfully improved for modern living, this is a property that balances privacy with practicality, offering an idyllic rural lifestyle with all the essentials already in place.



<b>Property:</b>	Peaceful country retreat
<b>Address:</b>	143 Erin Court, Muckleford
<b>Price:</b>	\$980,000
<b>Agent:</b>	Belle Property
<b>Contact:</b>	Brett Tweed 0417 564 697 Rob Waller 0418 571 130

# Belle Property Castlemaine and Maldon.



## 47 Grannie Woods Lane, Yapeen.

4 2 4 12

- Privately positioned on 12 acres just minutes from Castlemaine, this handcrafted sandstone and brick home offers the perfect blend of seclusion, space and convenience.
- Light-filled interiors, renovated country kitchen, 4 bedrooms.
- Studio, shedding, paddocks and beautiful bushland surrounds.

**For Sale**  
Contact Agent

**View**  
Saturday 27th June: 2:00pm - 2:30pm

**Rob Waller** | 0418 571 130  
**Blasi Mulholland** | 0417 311 733



## 49 Hargraves Street, Castlemaine.

3 2 587

- Historic Coles Cottage c1856 offers Georgian charm, privacy and a prime central Castlemaine location.
- Period elegance meets modern comfort with light-filled living and a quality Miele kitchen.
- Separate studio provides flexible space for work or Airbnb use.

**For Sale**  
\$795,000

**View**  
Saturday 27th June: 1:00pm - 1:30pm

**Blasi Mulholland** | 0417 311 733  
**Rob Waller** | 0418 571 130



## 104A High Street, Maldon.

3 2 4 2092

- Private 2,092sqm (½ acre) property just minutes from Maldon's historic village.
- Light-filled three-bedroom home with an updated kitchen, verandah and north-facing alfresco deck.
- Large three-bay workshop, double carport and established gardens.

**For Sale**  
\$799,000

**View**  
Saturday 27th June: 10:30am - 11:00am

**Rob Waller** | 0418 571 130  
**Blasi Mulholland** | 0417 311 733

Belle Property Castlemaine | 5470 5811  
167 Barker Street, Castlemaine  
Belle Property Maldon | 5475 1055  
30A Main Street, Maldon  
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PROPERTY



## Family sanctuary with entertainer's appeal

Set behind a stunning façade framed by established gardens, this delightful home presents an exceptional opportunity to secure a spacious and inviting family home on a generous 634m<sup>2</sup> (approx.) allotment in one of Kyneton's sought-after locations.

Filled with natural light and designed for relaxed family living, the home offers four generous bedrooms plus a designated study. The spacious main suite is complete with a walk-in robe and private ensuite. The remaining bedrooms are well-proportioned and serviced by a central family bathroom featuring both a bath and separate shower, providing practicality and comfort for growing families.

At the heart of the home, the main living area is finished in timeless neutral tones and flows seamlessly into a large open-plan second living and dining zone, creating an ideal setting for both everyday living and entertaining. The second living space is enhanced by the warmth and ambience of a wood heater, providing a cosy focal point during the cooler months.

The well-appointed kitchen has been thoughtfully designed for functionality and style, featuring expansive bench space, a modern aesthetic, a freestanding stainless-steel range, and a large walk-in pantry that will delight home cooks and busy families alike.

Sliding doors extend the living spaces outdoors to an oversized decked entertaining area, offering the perfect place to gather with family and friends while enjoying the peaceful

garden surrounds.

Outside, lush established trees and gardens create a private and picturesque backyard sanctuary. A substantial shed provides excellent storage and presents exciting possibilities as a studio, workshop, creative space or for a variety of other uses.

Additional features include a double lock-up garage, ducted heating and cooling throughout for year-round comfort, and beautifully maintained gardens that enhance the home's outstanding street appeal.

Combining generous proportions, versatile living spaces and a wonderful connection to its established garden setting, this is a home that offers comfort, character and an enviable lifestyle for families seeking space to grow, entertain and enjoy all that Kyneton has to offer.

<b>Property:</b>	Spacious with natural light
<b>Address:</b>	20 Patterson Drive, Kyneton
<b>Price:</b>	\$795,000 - \$860,000
<b>Agent:</b>	Raine and Horne Kyneton
<b>Contact:</b>	Jason Woodford-Smith 0478 000 441