



## Grand Opportunity for Grand Designs

Embrace the timing to create your own rural paradise on a stunning parcel of land in both a picturesque and private setting.

This premium Rural Living Zone allotment of 46.63 acres / 17.25 hectares is located on the doorstep to the conveniences of Romsey township within the beautiful and vibrant Macedon Ranges. With a desirable northerly aspect, panoramic views and rich fertile soils, this opportunity is unrivalled.

Offered for sale for the first time in 70 years, the property presents a unique setting for crafting your own Grand Design. The rich red volcanic soils and 20 megalitre capacity dam water supply with pump and connected three phase power, presents a range of opportunities for viable farming enterprise. The natural watercourse and smaller spring-fed dam feed into the larger dam catchment and the property has previously supported commercial cropping irrigation.

Whether you are looking to grow your own crops, take advantage of fertile grazing or develop a homestead with beautiful garden landscapes, a stud or equine facilities, this property presents the canvas for all your aspirations.

Located less than a 5 minute drive to the expanding Romsey shops and amenities, 15 minutes from Clarkefield Railway Station and only 35 minutes to Tullamarine Airport, this is your Grand opportunity to embrace a Grand Design and create a legacy for future generations to come.

For further details or to arrange a private inspection please contact Agent, Kim Forsyth on 0409 491 229 or email [kim@propertymr.com.au](mailto:kim@propertymr.com.au)

📏 46.63 ac

**Price** \$2,200,000 - \$2,400,000

**Property Type** Residential

**Property ID** 1226

**Land Area** 46.63 ac

### Agent Details

Kim Forsyth - 0409 491 229

### Office Details

Property Management Macedon Ranges  
24 High St Lancefield, VIC, 3435  
Australia  
03 5429 1280

**PROPERTY** MANAGEMENT | Macedon Ranges

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*