

40 Weeks Lane, Lauriston, VIC, 3444

BROADHURST
Macedon Ranges | Central Highlands | Spa Country

Sold House

Saturday, 16 November 2024

40 Weeks Lane, Lauriston, VIC, 3444

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Type: House



Robert Broadhurst

Snowden Park

'Snowden Park' is a sprawling 86.14 hectare (approximately 210 acre) property nestled at the end of a peaceful cul-de-sac, bordered by Kangaroo Creek and the serene Wombat State Forest. It is a picturesque escape with stunning panoramic views of the Kangaroo Creek valley and rolling hills. The cottage, built in the 1970s, offers a magnificent outlook.

The residence exudes charm with 2-3 bedrooms, including one with built in robes. Inside, recycled Baltic pine flooring adds to the "rural rustic" appeal. A separate sunroom complements the living and dining spaces, opening to a spacious decked verandah for year round outdoor entertaining. A thoughtful addition to the home is a cottage garden verandah and mudroom, ideal for farm conditions.

The living areas and verandah of the cottage face west, providing prime orientation to enjoy the sunset. In fact, if you look in that direction, you can also see Paul Bangay's renowned property "Stonefields" in the far distance, enjoying the same terrain that cultivates palatial gardens.

The property boasts 10 paddocks with improved pasture and woodlots, enhanced by some laneways for easy stock movement. Water features prominently, with 10 dams, a bore, and a reticulated watering system. Shedding can be found along the lane to the property (a retired dairy), along with stock yards. An American barn with power and a concrete floor stands ready for various uses.

The sunny north, east, and west-facing slopes present a viable viticulture option, as the region is well-known for producing cool-climate wines, reintroduced by Tom Lazar, formerly of the 'Virgin Hills Vineyard,' on Salisbury Road in 1968.

Being in excess of 80 hectares, the property may lend itself to a potential 2 lot subdivision; however, the Macedon Ranges Council is encouraging property owners to consolidate multiple titles rather than fragment them.

Situated within an hour and 15 minutes of the CBD and close to Kyneton, Daylesford and Woodend, Snowden Park will appeal to those seeking a rural lifestyle, homebuilding sites or a quiet weekend retreat.

Please arrange your inspection by prior appointment only.

INSPECT BY APPOINTMENT

**** We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**