

350 Hepburn-Newstead Road, Shepherds Flat, Vic 3461



Sold House

Friday, 6 October 2023

350 Hepburn-Newstead Road, Shepherds Flat, Vic 3461

Bedrooms: 2

Bathrooms: 2

Parkings: 50

Area: 38 m2

Type: House



Dominic Romeo

Contact agent

The emotional connection between the landscape, garden and historic stone buildings is instantly felt the moment you approach Lavandula. The property, located minutes from Daylesford/Hepburn Springs, is situated on an enviable rural setting of 38.68 ha (95.6 acres), reminiscent of the countryside so familiar to the Tinetti family who settled here 162 years ago. Just like the Tinetti's who were ambitious and searched for opportunities, Lavandula offers one of Australia's unique multi award winning tourism ventures. The property also has scope for further commercial opportunities only limited by your imagination, or exceptional private country estate. In the 1850's Aquilino Tinetti travelled from the Swiss Italian township of Ticino, headed the Victorian goldfields, instead he leased the land where Lavandula lies and began to work that land and breed dairy cows. Here he built the existing stone buildings including a stone house, barn stables and various other farm buildings. In 1870 he married Maria Caprioli and continued improving the land until 1904 when he purchased the farm. The current vendor saw the same vision in the 1980's and set about restoring the stone buildings and implementing the gardens and infrastructure to create a truly remarkable estate - known nationally and internationally. At Lavandula all the hard work has been done. The property is set over 13 titles allowing investors to further develop the estate (STCA). The land at Lavandula is breathtaking - undulating hills, stunning views, fencing, open pastures and scattered native eucalyptus and several dams. The Mediterranean inspired gardens include the 1860's historic buildings and homestead, olive and chestnut groves, lavender fields, formal garden areas and expansive lawns - creating an overall village atmosphere. Lavandula is also home to La Trattoria café and bar, farmgate store - specialising in aromatherapy - and lavender products. The property is perfect for weddings, outdoor events and festivals or casual indoor/outdoor dining. Lavandula borders the Jim Crow Creek and is well serviced with exceptional water infrastructure - bore and water rights, 110,000 litre water storage and an average annual rainfall of 650mm pa, extensive parking, storage and machinery shedding. Lavandula is well positioned minutes from one of Australia's premier tourism hotspots - Daylesford & Hepburn Springs. The region is a destination of choice and famously known for its natural mineral springs, spa and wellbeing experiences, an active artistic community, boutique and antique stores, historic architecture and streetscapes and an enviable food and wine culture with some of the best restaurants and cafés in Victoria. The region itself is environmentally beautiful with stunning landscape, favourable seasonal climatic conditions and nearby, are the historic towns and hamlets of Trentham, Glenlyon, Ballarat, Castlemaine, the Macedon Ranges and Central Goldfields. Lavandula is within a one-hour scenic drive from Melbourne's CBD and Tullamarine Airport. Whether Lavandula is the next premium investment in your commercial portfolio or exclusive private country estate, the property is a truly remarkable and affordable offering rarely seen on today's market. For further information or to arrange a private inspection please contact Dominic Romeo on - 0438 500 277 - or email - dominicromeo@circaheritageandlifestyle.com.au.