

925 Kyneton Springhill Road, Spring Hill, Vic 3444



**Sold House**

Wednesday, 6 September 2023

925 Kyneton Springhill Road, Spring Hill, Vic 3444

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 40 m2**

**Type: House**



Tom May  
0413996185



Jenny Stewart  
0408389071

## Contact agent

Sublime district views capturing the Upper Coliban Reservoir and Mount Macedon are the backdrop to this most picturesque 40 hectare holding, of prime farming land that includes substantial frontage to the reservoir. With the home perfectly positioned to take full advantage of the captivating vista. The home was constructed circa the 1960s and is a testament to the fine quality of the time. The considered floorplan makes for a wonderful family home, with a blend of cosy nooks in which to retreat and flowing living spaces for family and friends to gather. The transition from indoors to out works with ease from the living, kitchen and dining zone, to either the front verandah to take in the stunning view, or to the crystal-clear swimming pool to lounge about in the sun-drenched courtyard. The home is enveloped in a charming English garden, interspersed by towering Eucalypts with a majestic Manna Gum proudly taking centre stage in the front garden. Farming infrastructure is designed for cattle and horses. Five fully fenced paddocks for rotational grazing allow for 30 head of cattle. At the same time, the stable is ideal for the equine enthusiast comprising a tack room, two stables (with provision to install more), a feed room and a horse wash. This is complemented by a large shed with a concrete floor and power. Ample water is provided by rainwater tanks, a combined capacity of 80,000 litres, a large dam to service stock and a bore to maintain the garden. Foxton is also home to "The Lodge", a self-contained cottage designed for dependent living for one occupant only. Options to repurpose the cottage will require council approval. Located in the hamlet of Spring Hill just over 10 minutes from all the delights that Kyneton offers and 75 minutes to Melbourne CBD.