

# CA15 Honeysuckle Road, Lauriston, Vic 3444

## Sold Residential Land

Wednesday, 31 January 2024

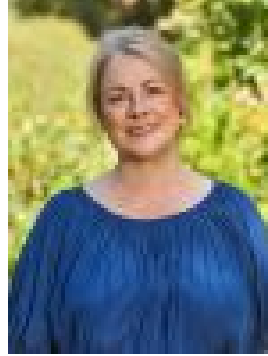
CA15 Honeysuckle Road, Lauriston, Vic 3444

Area: 10 m2

Type: Residential Land



Robert Broadhurst  
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0402044780

**\$425,000**

This undulating parcel is a mostly cleared 10.9 hectare (27 acres) farmlet with postcard views to Mt Macedon and neighbouring farmland. A rare offering in a highly sought after district, this hilltop sanctuary is around 10 minutes to Kyneton, 6 minutes from Malmsbury and only 90km (60 minutes) from Melbourne Airport. The surrounding area has an exemplary reputation as a cool climate grape growing area, and for permaculture. • The sunny north, east and west facing slopes present a viable viticulture option, as the region is well known for producing cool climate wines, having been reintroduced by Tom Lazar, formerly 'Virgin Hills vineyard', on Salisbury Road in 1968. • Access from both Honeysuckle Road and Salisbury Road • Reliable dam • Nearby rural properties have bores that tap into aquifers and a Land Capability Assessment reveals potable groundwater at approx. 10m below the surface. The property would support a sustainable agricultural enterprise such as a vineyard, olive grove or stone fruit orchard. • The property would be suitable for equine activities, which Macedon Ranges Shire Council see as a favourable form of land use. Note, the property is zoned Farming (FZ) and there is no 'As Of Right' ability to build a dwelling on the property under the Macedon Ranges Shire Planning Scheme. A Planning Permit will be required, and we can give no guarantee that a Permit will be granted, notwithstanding there have been some recent planning approvals on similar size farmlets that were supported with an adequate Farm Management Plan. \*\* 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.