



## 1236 Kyneton-Metcalf Road Kyneton VIC 3444

Hotel/Leisure • Commercial Farming • Retail

'Sunbury Lodge Equestrian Centre', 1236 Kyneton-Metcalf Road, Kyneton, Vic 3444

**Floor Area:** 82,246 m<sup>2</sup>

**Land Area:** 8.22ha (20.32 acres)  
(approx)

**Sold**

Contact Agent

Sold: Wed 22-Dec-21

### Property Description

- **Prominent Location**
- **Established Equine Centre**
- **Prime life style property**

ARPBS Commercial have on offer a rare opportunity to secure the highly regarded 'Sunbury Lodge Equestrian Centre', which is entrenched in the market place as a leading venue for equine disciplines. The property boasts an array of varying opportunities, that far extend beyond that of agriculture endeavours. The site would be ideal for the astute investor or entrepreneur looking at capitalising on the extensive infrastructure that is emplace.

With its boundless water supply, and 2 magnificent arenas, Indoor and Outdoor it is as good as it gets for year round elite training in any weather, and has hosted some of the world's top Dressage Trainers, all of whom were most impressed with the quality of the buildings, the arena surface and the superior layout of the whole property.

There are 18 stables inside the Indoor Complex, a full width glassed in gallery on the first floor, including a comfortable viewing and recreation area with facilities guaranteed to please the most discerning visitor.

The Complex sits on 20 gently sloping acres 5 kilometres from Kyneton town ship and a similar distance from The Calder Freeway and is 1 hour from Melbourne CBD.

The gardens are spectacular, from the moment you drive in through the charming neatly manicured entrance, to the hedges and garden beds surrounding the car park.

The arena is situated in the lee of the Indoor School, and bordered on two sides by well maintained and well established Cyprus hedges, and a more recent Cyprus plantation on the West side.

The 3 x bed room, 2 x bathroom residence is surrounded by an ornamental garden which has been carefully nurtured for over 20 years, and includes a bitumen car park, a 3 x 6 m, professionally laid Sir Walter Turf, fruit trees, a Tennis Court, a delightful ornate rotunda, and the autumn colours are simply magnificent.

Laneways access the 3 stallion yards, 3 day time or permanent paddocks, and 2 large grass paddocks, each with good quality pasture and a walk in walk out shelter.

Po Box 525, Kyneton Vic 3444

There are 2 pristine bores with limitless crystal clear drinking water and the rainwater supply

### Additional Details

**Building**

Whole

**Tenure Type**

Vacant Possession

**Municipality**

Macedon Ranges  
Shire Council

**Zoning**

Farm Zone



George Moroneca  
0418315936

ARPBS Commercial Real Estate  
KYNETON