



LARUNDEL

Melbourne Australia

*One of Australia's finest Country Estates
Within 75 minutes from Melbourne*





The establishment of Larundel reflects the boom era prosperity that defined late 19th century Victoria. Built by the Austin family, the property stands alone as the most impressive achievement of a clan whose contribution to the growth of agricultural wealth across western Victoria remains evident today in the form of this magnificent 90 square mansion on prime productive land.

Larundel's on-going success as a working sheep station of now around 2,500 acres can be traced back to the mid 1800's. The sustained elegance and presence of the landmark bluestone and polychrome brick homestead, surrounded by 5 acres of sublime formal gardens by world renowned landscape designer Paul Bangay, creates unforgettable surroundings, evocative of another era, yet entirely in keeping with the demands of the contemporary age.

A balance of fertile plains, rivers and bush ensures Larundel's enduring success and stands as testament to the Austin family's visionary approach to agriculture in the emerging colony. The estate continues to operate as a significant producer of fine merino wool, prime lamb and high yield crops in addition to boasting one of the countries most significant homesteads within one of the most acclaimed private gardens in Australia.







HOMESTEAD

Larundel's impressive entrance of majestic sandstone columns flanked by perfectly manicured Cyprus hedge and iron gates framing the property's crest sets the scene for a two kilometre drive along an avenue of century old pine trees before arriving at the homestead gates. Even more impressive than the preceding approach, a maze-like Cyprus hedged entry unfolds to reveal an impressive formal gravel drive defined by a symmetrically planted avenue of Manchurian pears leading past vast finely clipped lawns to the homestead's entrance courtyard, a spectacular circular space framed by perfectly pleached Chinese poplars around a large lily pond and fountain.

The impeccably restored homestead itself stands as a monument to understated style, exquisite taste and an absolutely un-compromised commitment to quality. Opulent indulgence, contemporary sophistication, everyday ease...from the formal sitting room and grand dining rooms with their sumptuous drapes and walls covered with the finest fabrics from England and Venice, to the intimate atmosphere of the gentleman's study, library and billiard room.

Well proportioned light-filled casual living and dining areas integrate and are in complete harmony with the character of the homestead. A large and impressive country kitchen fitted with AGA and Gaggenau appliances and complemented by an adjoining fitted scullery, and 4,000 bottle wine cellar. The family room, Long Gallery and Conservatory are all equally as impressive.

The homestead's grand accommodation is matched by that of the abundant guest quarters, 'The Stables', a completely separate, self-contained adjunct to the homestead which features four bedrooms, three bathrooms, its own library, commercial quality Gaggenau kitchen, 30 seat dining, and alluring lounge area









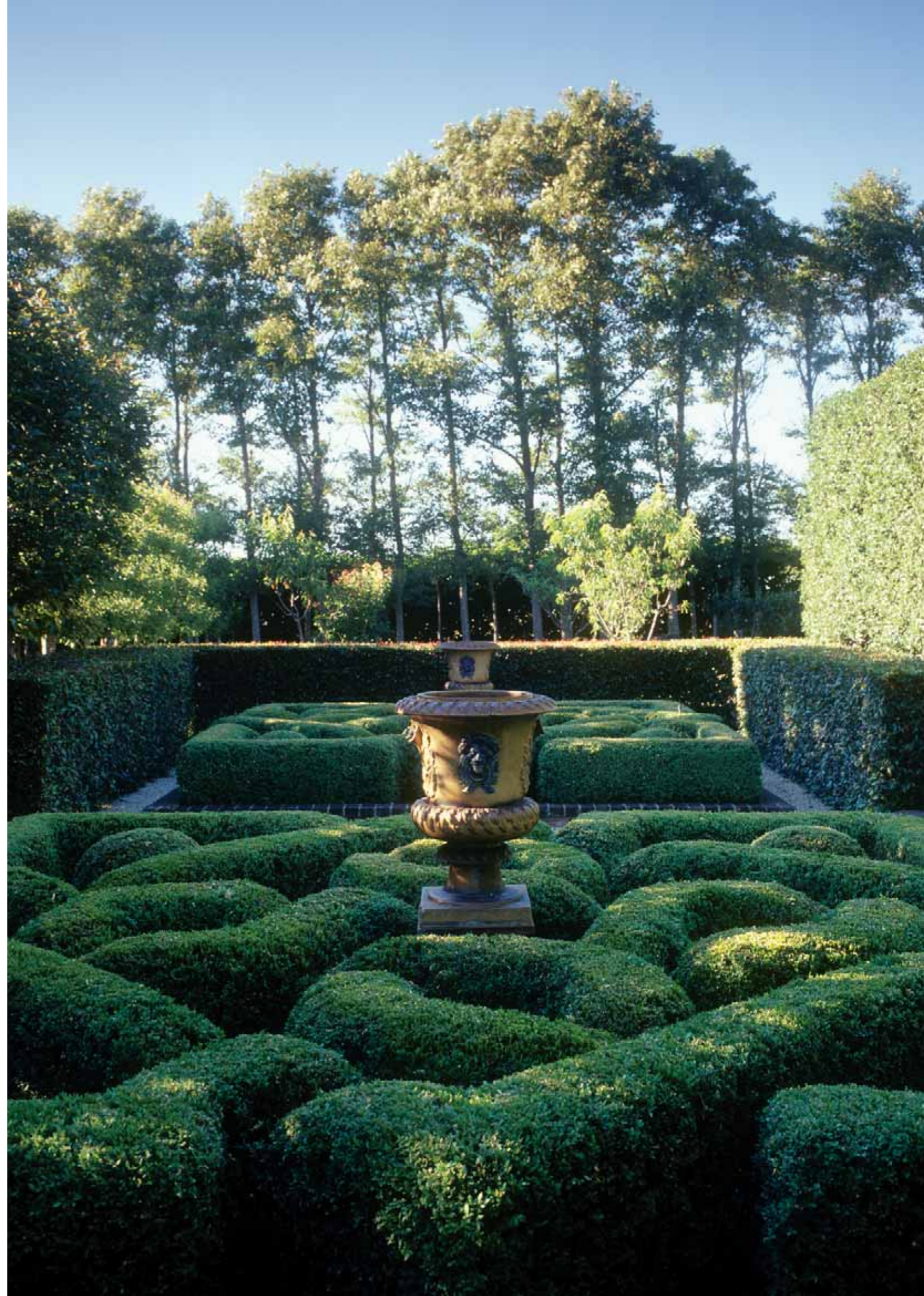


GARDENS

Paul Bangay's signature style is a defining feature of Larundel's spectacular gardens, which are internationally recognized and acknowledged as a masterwork of form and function. Larundel is a garden of harmony, of romance and a captivating calm that pays homage to an era when gardens were truly grand.

The five acre formal garden integrates with parklands, lake and manicured rolling lawns to form forty hectares of tranquillity. A quaint gardener's cottage, a beautifully appointed nursery including potting shed and glass house which provides flowers and produce for the homestead, a charming croquet lawn, championship north-south tennis court and polo field are all attended to with care, skill and unstinting professional commitment.

Garaging for nine cars, heliport including hanger and refuelling facilities, a 2,500 feet runway with a 3,000 feet secondary runway and the 140 mega-litre capacity lake which includes two islands, a rotunda, boardwalk and jetty add to Larundel's unique capacity to delight the eye and elevate the senses.





F A R M

Larundel has effectively combined its role as a country retreat of immense character and style with its core function as a highly successful agricultural enterprise. A reliable annual rainfall averaging in excess of 28 inches, abundant water supply, and productive soil types are key elements of Larundel's significant success across a range of farming enterprises.

The property's current mixed cropping and grazing operation, under the expert stewardship of a highly qualified resident Farm Manager, has produced excellent yields of canola (2.75t/Ha) and wheat (6.5 t/Ha), in addition to prime lamb production and superfine merino wool.

Infrastructure is highly improved to an extent rarely seen, extensive all weather roads, all main paddocks serviced by an extensive all weather laneway system, over 95 percent of fences replaced with iron bark fencing crafted in the traditional manner (most paddocks double fenced), good dams, troughs to all main paddocks, and in excess of 60,000 trees planted in recent years. Other farm infrastructure include a fully fitted air-conditioned farm office, renovated four bedroom manager's house, historic five stand shearing shed, storage silos, extensive yarding, sheds and dry storage.





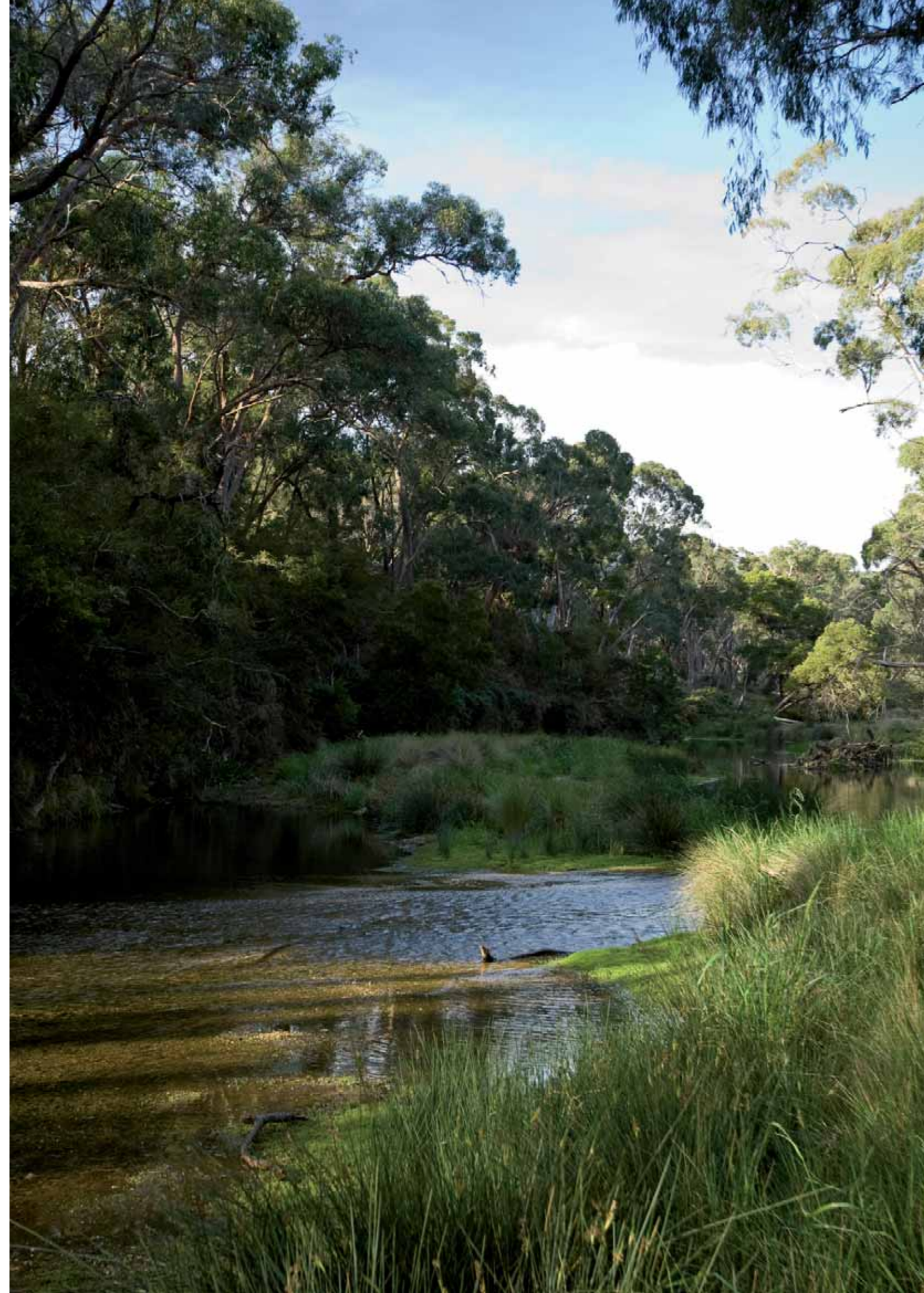
ENVIRONS

The grand Larundel estate enjoys an enormously advantageous natural setting that creates a context for agricultural practice, sporting pursuits and entertainment that is without parallel in Australia.

A unique balance of highly productive, gently rolling pasture, crystal clear rivers, waterfalls, trout filled billabongs and sandy beaches enjoy a backdrop of pristine bush landscape, rugged gorges and magnificent mountain vistas.

Larundel boasts extensive frontages to the Williamsons Creek, Leigh River and Yarrowee River Junction. The position of the estate brings significant practical benefits into play as well. From a farm operation perspective, the proximity to Ballarat sale yards and the port of Geelong offers important advantages

Although another world away, Larundel is an easy 75 minutes drive from Melbourne, Avalon and Melbourne airports are conveniently accessible, the surf coast is within easy range, and the regional centres of Geelong and Ballarat are within half an hour.







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| L A R U N D E L | Orrells Rd, Cargerie 3334 Victoria Australia |
| Area | 2,500 acres over five titles |
| Location (by Road) | 75 minutes Melbourne, 25 min Geelong, 20 min Ballarat |
| Homestead | 90 square bluestone & Polychrome brick - 5 bedrooms 30 square brick, "The Stables" (Guest accommodation) - 4 bedrooms Garaging for nine vehicles Gardeners Cottage |
| Nursery | Infrastructure including Potting shed and glass house |
| Ordamental Lake | Rotunda and Jetty |
| Helipad | Including hanger, fixed lighting and refuelling facilities |
| Runway | 2,440 feet (secondary runway 3,000 feet) |
| Managers Residence | Weather board, recently renovated - 4 bedrooms |
| Water | 4km frontage to the Leigh River and Yarrowee River Junction 2 km frontage to the Williamsons Creek Permanent Spring Bores (2) Ordamental Lake (128 megalitre capacity) Good Dams, and troughs to all main paddocks |
| Rainfall | Reliable average of 28 inches per annum |
| Water Licence | 140 ml irrigation |
| Operational Improvements | 5 stand shearing shed Amenities Block Stock yards Stables including Animal Husbandry (or stud shed) Machinery Shed (Closed) Machinery Shed (Open) Barn Work shop Farm Office Hay Shed Silo Complex Wash Bay Loading Ramp Stand Pipe |
| Present Enterprise | Mixed Grazing & Cropping All in excellent order <i>All details are approximate or indicative</i> |

