Raine&Horne













84 Fraser Road, Goldie

\$1,475,000 - \$1,600,000

Welcome to Mary Contessa Lodge, a rare offering that combines luxurious country living and equestrian facilities, set on a picturesque 42-acre property in the heart of Goldie, just minutes to Lancefield and a short drive to Kilmore. Just nine years young, this stunning property has been meticulously designed for those who live and breathe the rural lifestyle – especially horse trainers, riders, equestrian enthusiasts and anyone seeking the ultimate country retreat.

At the heart of the property is a beautifully appointed four-bedroom, two-bathroom home that exudes warmth, comfort, and style. The spacious master suite is a true sanctuary, complete with a walk-in wardrobe and a spa-inspired ensuite bathroom. The modern kitchen is both functional and inviting, featuring a walk-in pantry and plenty of space for culinary creativity. Entertaining is a breeze with expansive living areas, a dedicated bar area, and two split-system units ensuring year-round comfort. There's ample storage throughout, including a large linen cupboard. For those needing extra space, an existing additional dwelling on the property offers the perfect solution – ideal as a studio, home office, or a fun retreat for the kids.

The home's 6-car garage is fully serviced with water and electricity, offering fantastic versatility for tradies, car enthusiasts, or anyone needing space to store equipment. Every inch of this residence has been designed with lifestyle and functionality in mind.

Step outside and you'll find a true equestrian paradise. The property boasts approximately 29

Property ID: L28223190

Property Type: House

Garages: 6

Land Area: 42.0 acres

Jason Woodford-Smith

0478000441

jason.woodford-smith@kyneton.rh.com.au

paddocks, all serviced by reliable bore water, making it an ideal property for horse training or breeding. The stable complex includes five well-maintained stables, as well as dedicated feed and tack rooms. A fully-equipped concrete wash bay and tacking up area ensure horse care is efficient and stress-free. Water is never an issue here, with five large water tanks offering a capacity between 40,000 and 45,000 litres, and the added benefit of unlimited bore water.

Additional outdoor structures include a large woodshed and a sizeable chicken shed, providing all the essentials for sustainable country living.

Equestrian facilities are second to none, with a thoughtfully designed network of laneways connecting areas of the property to paddocks. Among the features are five front paddocks, a stable paddock, and a dam-fed paddock complete with pump. Cattle facilities include steep cattle yards and a loading ramp, further expanding the property's versatility. The 750-metre harness training track, while in need of resurfacing, holds enormous potential for equine professionals looking to establish or expand a training operation.

There are multiple day yards, with stables for convenience, along with twelve track-area paddocks of varying sizes – many equipped with their own shelters and donkey sheds.

Everything has been planned to ensure ease of movement and access, with the entire property laid out to support a seamless flow from paddock to paddock and from stables to cattle yards.

The land itself is a masterpiece of rural planning. The paddocks stretch toward a serene three-creek feature adding to the natural beauty of the estate. Panoramic views and open skies surround you, offering the perfect backdrop for your daily life – whether it involves training horses, tending animals, or simply enjoying the peace and quiet of country living.

Mary Contessa Lodge is more than just a property – it's a lifestyle. It offers the rare opportunity to secure an elegant, move-in ready residence paired with premium equestrian infrastructure, all within an incredibly private and picturesque setting. Perfect for professionals, families, or hobby farmers, this is a once-in-a-generation opportunity to own one of Goldie's finest rural estates.

84 Fraser Rd Goldie Old Residence 4.5m x 4.5m 2.3m x 4.6m Carport 3.4m x 7.3m New Residence 4.8m x 7.5m Verandah 3.5m x 5m Bedroom/Study 3m x 3.2m Bedroom 3.2m x 3.2m Entrance Main Verandah Bedroom 4m x 4.8m Lounge/Meals 6.5m x 7.8m Robe Robe Linen 1m x 2m R Bath Room Bath WIR Bedroom 3m x 3m 3.5m x 3.7m Ensuite Kitchen 2.4m x 3m Verandah



Disclaimer: Floor plan, measurements and appliances are approximate and are for illustrative purposes only.

Please refer to draftsmans plans for accurate measurements.