

# Pastoral dream a cool \$20m

LANDMARK Western District property Larundel has gone on the market with suggestions the price could go as high as \$20 million.

The property, which dates from about 1870, has stunning gardens designed by Paul Bangay and featured in his book *The Defined Garden*. TV personality Jamie Durie, in turn, credits the gardens with inspiring him to become a landscape designer.

The property was previously owned by Just Jeans founder Craig Kimberley. The current owners are Paul and Gabrielle Preat.

The homestead at Orrells Road, Elaine, near Ballarat, was built for prominent grazier family, the Austins, and designed by architect Joseph Watts.

The four-bedroom homestead forms the heart of the 1600-hectare property and was recently restored under the guidance of interior designer John Coote. It has ornate formal rooms and casual living areas.

There is also separate, self-contained guest quarters with four bedrooms, three bathrooms, a library, commercial kitchen and a 30-seat dining area.

Other facilities at the property, which is a working station producing superfine merino wool, include a gardener's cottage, croquet lawn, tennis court and polo field, garages for six cars, a heliport and hangar, runway and farm manager's residence.

The property is being sold by an invitation-only expressions of interest campaign. Jock Langley, of Abercromby's, is handling the sale.

