

Showcase of pastoral luxury near Ballarat bears a cool \$20m price tag

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ONE of the most expensive homes in the region is on the market - with a hefty \$20 million price tag.

Larundel, at Elaine, is set on more than 1012 hectares and surrounded by picturesque gardens, an elaborate network of hedges and many sectioned garden areas.

Established in the 1870s by AAA Austin, the property was originally used as a large-scale fine-wool operation and much of the land is still used for pastoral purposes today.

The home has been painstakingly restored under the supervision of internationally renowned interior designer John Coote to its original glory with no luxurious touch spared.

Abercromby's Real Estate agent Jock Langley, who is managing the sale of the property, said it was a case of the "best for the best" in every aspect of the renovations.

"The current owners enhanced the property by spending a lot of money on the infrastructure," he said.

"There's a library, billiard room, stunning sitting room and the reception rooms are beautiful.

"There are padded fabric walls using fine imported materials."

Other glamorous features include a polo field, 4000-bottle wine cellar, 900m lit airstrip and helipad, croquet lawns, a tennis court as well as creek access, which Mr Langley said was great for fishing.

While the homestead can comfortably accommodate four people, the stables are currently being converted into guest rooms and there is also a manager's cottage on the property.

"It has created interest already from further afield and abroad," Mr Langley said.

"It's been an interesting exercise because it's only been available really for three weeks.

"We'll hopefully have some sort of closure in the next couple of weeks."

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Larundel, at Elaine, is set on more than 1012 hectares and has an asking price of \$20 million.

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