



Lifestyle Property with Income in Hepburn Springs - Spa Capital of Australia.

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Tree Change- plus income.

[Click here](#) to see some pretty awesome Virtual Tours and photos of this incredible opportunity.

Summary- 2 Titles and your own Mineral Springs with a commercial groundwater licence.

Located directly opposite the 'Hepburn Springs Mineral Reserve', 8 Bedroom Home, Fully Furnished Accommodation, Day Spa / Gallery and Mineral Water Spring on 1.75 acres of well maintained terraced gardens and established trees.

Offered for sale are two titles (which can also be purchased individually) and each title is connected to town water, sewerage, natural gas, electricity and NBN.

Lot 1
10 Forest Ave Hepburn Springs VIC 3461 - \$1,190,000

'Rosemount House' 8 BR, plus holiday accommodation: 2 x 1 Bedroom Spa Suites and 1 x 2 Bedroom Spa Cottage, fully furnished - WIWO.
Land Size 2664m2. Building Area 60sm

Lot 2
12 Forest Ave Hepburn Springs Vic 3461 - \$985,000

The existing building registered as BCA Class 9B in a Residential Zone: max cap of 50 people, Reception, 2 toilets, change rooms, Salt chlorinated Swim Spa.

It also has a MINERAL WATER SPRING with a yearly 4 megalitre Commercial Groundwater License to 30 June 2026 (with the option to renew).

This property could be subdivided or further developed for a number of versatile business opportunities under its BCA Class 9B (STCA).
Land Size 4427m2. Building Area 23sq

Centrally situated within an hour of Melbourne, Ballarat, Bendigo and Geelong.

At approx \$295 per m2, it presents strong capital growth to comparable properties in the Hepburn Springs/Daylesford region.

<https://nextaddress.com.au/blog/lifestyle-property-with-income-in-hepburn-springs-spa-capital-of-australia>