

# 10 Old Bittern Dromana Road, Merricks North, Vic 3926



## Acreage For Sale

Tuesday, 9 January 2024

10 Old Bittern Dromana Road, Merricks North, Vic 3926

Bedrooms: 6

Bathrooms: 4

Parkings: 3

Area: 5 m2

Type: Acreage



Stephen Baster  
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Samuel McNeilage

**\$5,800,000-\$6,300,000**

Expressions of Interest closing 6th February. Immersed within the lush rolling hills bordered by Merricks Creek, this breathtaking estate with its five-bedroom residence and two additional self-contained dwellings is the ultimate rural retreat or tree-change opportunity in the heart of the Mornington Peninsula. An avenue of trees lines the long drive with remote gates that lead to the stunning main house, magnificently positioned within exquisitely landscaped gardens that overlook a north-facing, solar-heated pool and unmatched rural scenery. Wrapped with verandahs on both sides, the interior spaces of this property offer three generous living areas, one of which boasts a wood-burning fireplace and seamlessly connects to the impeccably designed granite kitchen. The elegant main bedroom with a sophisticated en suite and walk-in robe is complemented by four additional bedrooms with ample storage and two well-appointed family bathrooms. Boasting commanding views of the picturesque hills and countryside, a sun-drenched rumpus room with a bar is a versatile entertainment space, ideal for relaxation and media enjoyment. Two private guest houses with kitchenettes and bathrooms are the perfect place to entice family and friends to stay, including the recently renovated and luxurious two-bedroom barn with its private terrace with wood-fired pizza oven, peerless style and superb fit-out. The benefits of a high-clearance garage with a workshop, a tractor shed, multiple loose boxes, wood storage sheds and fenced paddocks, this property provides ample space and storage for all rural pursuits. There are also raised vegetable boxes and the beauty of natural springs and wetlands at the base of the property - inviting flurries of native birdlife to your backdoor. Offering endless options such as a lifestyle sanctuary, working farm, or Airbnb, 'Merricks Homestead' is idyllically surrounded by award-winning wineries, vineyards, horse studs, and farm gates while only minutes to Balnarring Village, and features alarm and security systems, garaging, ample heating and cooling, off-street parking, outdoor shower and poolside WC, 13.28kW solar, and 70,000L+ water storage.