

# 1140 Princes Highway, Mount Moriac, Vic 3240



## House For Sale

Saturday, 28 October 2023

1140 Princes Highway, Mount Moriac, Vic 3240

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 7 m2

Type: House



Ray Rounds  
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Michelle Winckle  
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## Expressions of Interest close Mon 27 Nov at 3:00pm

'Mae-Bee Lodge' is a rural lifestyle property set on a touch over 17 acres of pastures with horse stables and shedding in Mount Moriac. The 1980s-built residence is in well-maintained original condition, which new owners can comfortably live in now or delve into an update to give it a modern touch. A striking tree-lined entrance welcomes you into the property, while the solid brick home boasts an abundance of space for the whole family to enjoy. Timber beams, brick walls and arches are featured throughout the home, with a combination of slate and carpeted floors. The open plan kitchen/dining zone provides a comforting space by the wood heater for the whole family to come together for engaging conversations as meals are being prepared. The generous-sized living room, featuring a stunning brick fireplace and a gas log fire, enjoys views over the front paddocks. An adjoining rumpus room has a built-in bar and wood heater, offering a relaxed space where you can unwind and play a game of billiards. The kitchen incorporates an original wood stove, timber cabinetry with tiled benchtops and ample storage. It is well-equipped with a Westinghouse double oven, an electric cooktop and an Asko dishwasher. It connects outdoors to a vast alfresco and fernery area with an outdoor fire, where you will love entertaining large gatherings around a massive outdoor table on those warm summer nights. Or, why not host Christmas Day? There is ample room for the entire family and plenty of space for the kids to explore and play in the surrounding gardens. The spacious master bedroom incorporates a large walk-in robe and ensuite. A further three sizable bedrooms all contain built-in robes and share close access to the main bathroom, which includes a relaxing bathtub. Centrally located, the laundry has external access and a separate toilet. Multiple wood burner fires, a gas log fire and electric heater that will maintain comfort throughout the seasons. Amongst the established gardens, which are dotted with majestic gums, cypress trees and planted garden beds, a designated veggie garden provides plenty of fresh produce for your favourite recipes. Most of the acreage is divided into paddocks with secure fencing. A stable for three horses and undercover parking for two vehicles sit separately from the home and provide a functional workshop space or storage for horse floats. Other features include three 7000-gallon water tanks, septic sewage and a huge machinery shed. Positioned just off the Princes Highway almost opposite the Mount Moriac Hotel, it is only a 5-minute drive to the town centre of Moriac, home to various shops, cafes and the Moriac Primary School. Similarly, Waurin Pond Shopping Centre is also within easy reach. An approximate 30-minute drive will place you in the heart of Geelong or picturesque beaches if you head out to the Surf Coast. Elevate your weekends by exploring the beautiful Bellarine Peninsula or Great Ocean Road. Superior Ring Road access keeps you easily connected to Melbourne. \*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.