

# 1452 Stumpy Gully Road, Moorooduc, Vic 3933

HOMES & ACREAGE

## Acreege For Sale

Friday, 19 January 2024

1452 Stumpy Gully Road, Moorooduc, Vic 3933

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 8 m2

Type: Acreege



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**\$2,950,000 - \$3,245,000**

Beyond a long cypress-lined driveway, this owner-built stone sanctuary sits amid glorious cottage gardens on an expansive 20-acre (approx) parcel of land. With exciting scope for any number of equestrian or hobby farming pursuits, 'Winhaven' provides a blank canvas to cultivate your dream country lifestyle. Superbly appointed to adapt to every age and stage of family life, the six-bedroom residence is defined by striking architectural lines and radiant natural light. Householders are spoiled with a choice of three living areas and two dining zones, while the well considered family zoning cradles the junior bedrooms beyond a secret door down a separate hall. The near-new culinary kitchen in the heart pairs utility and elegance with thick stone benchtops, matte-black hardware, bi-fold doors to a walk-in pantry along with ergonomically designed shaker cabinetry with an abundance of hideaway drawers for all your essential items. The light-filled master bedroom in the southern wing features a walk-in robe and chic new ensuite with a rainshower and floating vanity opposite the nursery/study, while a large 6th bedroom with walk-in robe is ideally situated for guests, in-laws or an au pair off the playroom. Sliding glass doors open to an expansive semi-enclosed alfresco room with ample space for dining, lounging and to even install a jacuzzi. Spilling out to a soft flat lawn with a built-in playground and cubby house (and plenty of room for a pool!), the configuration is wonderfully well suited to family life. Perfect for any number of horticultural or agricultural pursuits, or to simply soak up the country serenity, the land comprises of six paddocks, two dams, a 22 x 9m machinery shed and a 7 x 8m workshop (hoist negotiable). A short zip to Moorooduc Primary School, Somerville Secondary College and the major shopping of Somerville town centre, 'Winhaven' feels far from the madding crowd yet is minutes to all the essentials. Homes and Acreage is proud to be offering this property for sale – To arrange an inspection or for further information, please contact the office on 1300 077 557 or [office@homesacreage.com.au](mailto:office@homesacreage.com.au)

Features:

- Spacious family home on 20 acres
- Near-new culinary kitchen with stone benchtops
- Bifold doors to walk-in pantry
- Shaker cabinetry with clever hideaway storage
- Westinghouse oven, Electrolux gas cooktop & dishwasher
- Formal living & dining with skylight windows with solar-powered blinds
- Family room & meals area opening to alfresco
- Large playroom with games cupboard
- Master with walk-in robe & new ensuite
- Study/nursery with built-in robes beside master
- Zoned junior wing with full family bathroom
- Large guest/au pair room with walk-in robe
- Zoned ducted heating & refrigerated cooling
- 9-foot ceilings
- Expansive enclosed alfresco room with mains gas for BBQ
- Built-in playground & cubby house
- Long cypress-lined driveway
- Cottage gardens & zoned lawns around residence
- Prolific vegetable garden & greenhouse
- Oversized double garage
- 2 dams
- 6 paddocks
- 22 x 9m machinery shed
- 7 x 8m workshop (hoist negotiable)
- 3 x 22.5k-litre water tanks & 9k-litre tank to troughs
- 3.8kW solar panels
- Solar hot water