

# 20 Morters Lane, Mount Moriac, Vic 3240



## House For Sale

Friday, 17 May 2024

20 Morters Lane, Mount Moriac, Vic 3240

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 2 m2

Type: House



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**\$1,640,000-\$1,800,000**

Defined: Boarded by significant land holdings to afford a picturesque landscape towards Mount Moriac, this peaceful 2.76HA (approx.) of rural land offers those with a leisure focus the opportunity to cherish architectural family luxury alongside 3-fully-fenced paddocks, dam, swim-spa, large alfresco deck, established orchard and ample shedding. A sanctuary of space for those with an equine interest, the 5-bedroom 3-bathroom home captures ever-changing outlooks across lush gardens and rolling hills. Opportunity for short-stay accommodation or multi-generational living has been made easy with a single-bedroom unit under roofline, perfect for guests or elderly parents. Boasting an enviable rural lifestyle with city and coastal amenities only a short drive from home. Considered: Kitchen: Timber benchtops, stone granite island bench with breakfast bar and Bosch dishwasher, electric cooktop, rangehood, farm-style dual sink, walk-in pantry, feature pendant lighting, tiled splashback, Tasmanian oak timber floors, ample cabinetry with soft-close. Open Plan Living/Dining: Soaring raked ceilings, Tasmanian oak timber floors, expansive timber-framed glass stacker doors to large alfresco deck, highlight windows, sheer curtains, solid wood fire heater, split-system heating and cooling unit. Secondary Lounge/Rumpus: Gas fireplace, highlight windows, raked ceilings, timber sliding doors, ceiling fan, and sheer curtains. Master Suite: Generous in size and serenity, with retreat, and lavish ensuite with floating vanity, tub and shower with dual shower heads. New carpet underfoot, built-in robes, hydronic heating, split-system air conditioning unit. Timber-framed glass sliders lead to a private alfresco deck, with vast rolling hill aspects. Additional Bedrooms: Four secondary bedrooms come complete with heightened ceilings, built-in robes, ceiling fans, New carpet underfoot, hydronic heating and blissful outdoor aspects. The fifth bedroom completes the self-contained accommodation, found under the roofline and accompanied by an intimate lounge, main bathroom, kitchenette, separate split-system heating and cooling and private entry allowing for Airbnb, or family retreat. Main Bathroom: Beautifully renovated with high ceilings, single floating vanity, back-lit mirror, large shower with niche and rainwater shower head, freestanding bath, toilet, and heated towel rail. Outside: Blissful country gardens afford spectacular views and lifestyle appeal beyond a large covered alfresco and swim spa. A large chicken coop accompanies an established orchard with a selection of orange, apple, plum, peach and apricot trees, bringing to life a 'garden to table' lifestyle. A long country drive introduces 3 x fully-fenced paddocks, a dam and multiple sheds with undercover parking bays for floats/machinery. Luxury Inclusions: Laundry with hydronic heating, mud room entry, hydronic heating (throughout bedrooms), feature barn doors throughout, 6kW solar system above powered sheds, town water, tank water topped up through mains, modern country-style gardens with big grassy play spaces, ample off-street parking. Close by Facilities: Mount Moriac Hotel, Mount Inn Coffee Shop and Moriac General Store, Mount Moriac Recreation Reserve, Moriac Preschool Centre and Primary School, Barabool Hills and Ceres Primary School, Highton and easy access to Waurn Ponds via Princes Highway, and Mount Duneed Estate. A short drive to Geelong CBD and the thriving Surf Coast, and easy Ring Road access for Melbourne commuters. Ideal For: Genuine lifestyle seekers and families. \*All information offered by Oslo Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Oslo Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Oslo Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.\*