

# 211 Roberts Road, Mornington, Vic 3931

## House For Sale

Friday, 19 January 2024



211 Roberts Road, Mornington, Vic 3931

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1 m2

Type: House



Mark Purves  
0419335755



Stewart Lardner  
0419539072

## Private Sale | \$1,500,000 - \$1,650,000

Important Message: Internal access to the home will not be available due to stairs being unsafe, however agents will be on site at any advertised inspection times to allow access to walk the grounds. A rare and exceptional opportunity, 'Rosenlund' is an exclusively positioned parcel of land on the edge of Mornington Racecourse that provides a truly extraordinary lifestyle. Undeniably appealing, with 1.2 hectares (approx) at your disposal, the possibilities are as vast as the property itself, offered with a unique house that's a dream waiting to be reborn and needs extensive work to restore it to its former glory and a habitable condition. With echoes of medieval-style character, this fascinating 1980s-built structure beckons the adventurous soul with a passion for restoration. Comprising multiple living zones, generous accommodations, it's a setting that's one-of-a-kind. For those who appreciate more contemporary styles, clear the site to create a canvas for your desires; whether you envision a grand estate, a private oasis, or equestrian facilities of your own (STCA) - the choice is yours. A haven for horse enthusiasts and equine industry professionals, it provides easy access to the racecourse's events, whilst you're conveniently close to Mornington's vibrant community and its array of dining, shopping, and recreational options. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.