

# 212 Bittern-Dromana Road, Merricks North, Vic 3926

## House For Sale

Friday, 29 March 2024

212 Bittern-Dromana Road, Merricks North, Vic 3926

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 7085 m2

Type: House



James Redfern  
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Madeline Kennedy  
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## **EOI closing Mon 29 Apr at 4pm (Unless Sold Prior)**

Expressions of Interest Closing Monday 29th April at 4pm (Unless Sold Prior). A landmark presence in the heart of the Peninsula, this illustrious single-level Edwardian residence's breathtaking dimensions exude the grandeur and elegance of the era, paired with contemporary updates and an irreplaceable setting within a picturesque landscape. Instantly captivating with its frame of established date palms, and landscaped gardens on 1.75 acres (approx), the home's idyllic period charms have been beautifully extended and transformed into a sprawling family oasis, where sun-drenched spaces connect to stunning views over neighbouring farmland and vines. Lined with leadlight and high ceilings, the majestic entrance hall immediately captivates, branching into two sky-lit modern bathrooms and three spacious bedrooms, including the private main with an ensuite, before culminating in the open-plan living and dining domain. A library/executive study is adorned with elaborate leadlight windows, an ambient gas fireplace and walls of open shelving, spilling through to a lovely sunroom orientated to capture the north-facing warmth. The well-appointed marble kitchen with an oversized island bench and butler's pantry hosts a gracious open-plan living and dining domain, extending for alfresco dining through bi-fold and French doors to the north-west deck and low-maintenance gardens. Outside, the rustic and original shearing shed is now home to a concrete-floor powered workshop and machinery bays, offering plenty of potential for revival and instant practical use. Abundant parking throughout, driveway access to the rear on both sides and a double carport beyond gated entry, along with ducted heating and cooling, timber floors, full laundry and ample water storage. A rarity in this central hinterland position, 'Rosslyn' offers an unmatched lifestyle experience, moments to Red Hill and Balnarring Village, Merricks General Store, an array of wineries, produce and culinary attractions.

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.