

# 215 Bittern-Dromana Rd, Merricks North, VIC, 3926

## Sold House

Wednesday, 21 June 2023

215 Bittern-Dromana Rd, Merricks North, VIC, 3926

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Hamish Opray

## 'Merinda' | Effortless Country Peninsula Style

The very best of country peninsula lifestyles awaits with 'Merinda' – an extraordinary property on 1.53 acres (approx.) where a breathtaking outdoor environment is complimented by a 4-bedroom country residence.

A visionary project celebrating the virtues of the site creating spectacular new lifestyle additions. From entry through automatic security gates and down the sweeping return driveway surrounded by stone walls, a stately aggregate-paved portico hints at what is to come.

The residence itself is a fabulous example of effortless country style and zoned family living. At the private northern end of the home is a master bedroom with walk-in robe and ensuite (with freestanding bathtub) and a generously proportioned home office – all opening onto adjoining decking. These are joined by beautiful family, formal dining, meals and living spaces, along with a central kitchen featuring shaker cabinetry and new NEFF appliances, and a further three bedrooms and bathroom. A neutral palette complimented by a stunning outlook over countryside to Western Port Bay in the distance.

Stepping down from a huge timber deck for alfresco dining, those inspired landscapes continue with a stunning 11m x 4m glass-fenced, tiled and solar heated swimming pool, then with tiered decking leading to a sunken fire pit, manicured lawns and striking designer gardens, where automatic lighting also creates a spectacular evening ambience.

Further features: high grade bore water system, garage, studio/ art room, tool shed, provision for a contained chicken house and run, established fruit trees and veggie patches, automatic garden irrigation, two Husqvarna auto-mowers, Ozone filtration tank water, under-house storage, comprehensive CCTV security/alarm system, Starlink satellite internet, split systems throughout, gas ducted heating, and wood heater.

The perfect central location on the peninsula providing seamless access to acclaimed wineries, beaches and easy freeway access with Melbourne only an hour away. An idyllic getaway or permanent residence awaits.

Inspect strictly by private appointment Saturday 12.00pm – 2.00pm by contacting the listing agent.

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