

248 Bittern-Dromana Road, Merricks North, Vic 3926

Acreege For Sale

Wednesday, 12 June 2024

248 Bittern-Dromana Road, Merricks North, Vic 3926

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1 m2

Type: Acreege



Madeline Kennedy
0359890599



James Crowder
0407813377

EOI closing Thur 11 Jul at 1pm (Unless Sold Prior)

Expressions of Interest Closing Thursday 11th July at 1pm (Unless Sold Prior).EXECUTORS SALE - first time offered in 80 years. Embodying the essence of enchanted hinterland living, this one-owner, three/four-bedroom mud brick residence, thoughtfully designed to capture the northern light and harmonise with its raw natural surroundings, offers an elegant blend of rustic beauty and refined living in the heart of wine country. A genuine sanctuary for those seeking an exclusive lifestyle amongst the region's most celebrated wineries, produce and breweries, it offers privacy amongst established gardens, irresistible charm and a chance at a slower life between Red Hill and Balnarring Villages. The bespoke home with an adjacent outbuilding/artists studio exudes character, inviting you through a generous foyer into multiple living areas. Enjoy the gallery's slow-combustion fire and soaring ceilings or the sunroom's wood-burning fireplace with spectacular, north-facing rural views. The farmhouse-style kitchen and dining area, featuring an original Wood Stanley Waterford stove alongside modern appliances, seamlessly blends with slate and stone flooring, solid timber window and door frames, and expanses of glass. Upstairs, a loft offers a private retreat as a bedroom or office, whilst the spacious rear wing houses three additional bedrooms, ensuring ample space for family and guests. A laundry and bathroom add to the allure, together with the naturally thermal mud brick construction, keeping the home warm in winter, aided by fireplaces, and cool in summer. A large studio and workshop with space to house machinery or the ride-on mower, extensive gardens, bushland scenery and carport parking on 3.37 acres (approx), this idyllic property is the perfect place to call home, where you can immerse yourself in the Mornington Peninsula's natural beauty and unwind in peace and tranquillity. 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.