

**305 Musk Creek Road, Flinders, Vic 3929**



**House For Sale**

Tuesday, 20 February 2024

305 Musk Creek Road, Flinders, Vic 3929

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 14**

**Area: 4 m2**

**Type: House**



Leor Samuel  
0413079255

## Contact agent

Breathtaking panoramas stretching across Western Port Bay to Seal Rocks & across the contours of Flinders' rolling hills, this impressive 10-acre estate offers the chance to secure your own slice of Peninsula paradise with a rare three-hundred-tree truffle orchard. Down an extensive drive set behind secure code-protected automatic gates, the double-storey family home has been cleverly situated on the block to recede into the surrounding landscape for a striking welcome snapshot. Inside, light-filled spaces enjoy captivating views from every outlook, comprising a family living & dining space with raised built-in fireplace, contemporary gas-equipped kitchen, front sitting room, second rear living space & two bedrooms connected by a shared ensuite with walk-in robe in one & built-in in the other. Downstairs, three bedrooms with built-in robes & a kitchenette in one are serviced by a central family bathroom with separate bath, shower & powder room while a convenient mudroom anchors a rear rumpus room for the ultimate kids' retreat. A separate laundry, plenty of storage throughout & climate control of split systems & ducted heating complete the indoors. Outside, an idyllic alfresco lifestyle awaits with multiple outdoor seating spaces including a wrap-around balcony terrace, two porches, central dining area & a vine-covered outdoor lounge raised atop the property's hill for capturing every inch of those stunning views. Additionally, a full-sized tennis/basketball court, in-ground trampoline & outdoor playset make for the ultimate kids' entertainment suite whilst a 12x20m shed provides a host of opportunities with room for up to seven cars & a lounge area with built-in Coonara wood burner & sliding Canadian cedar doors for taking in the outdoor vistas. A dam at the base of the property, two water tanks (115,000 & 40,000L approx.), expansive land, a functional cattle yard & a well-laden kitchen garden of olive & fruit trees & raised veggie beds offer the amenities for an operational farm whilst the freshly planted truffière will yield an expected harvest in the next few years for a promising potential income stream. Boasting a fortunate position on sought-after Musk Creek Road, enjoy all that the magnificent Mornington Peninsula has to offer at your fingertips with a quick drive to Flinders Village, an array of local beaches including Point Leo surf beach, nearby top-rated wineries, scenic walks & the Melbourne city easily accessible via the Peninsula Link Freeway.