

440 Nepean Highway, Mount Martha, Vic 3934



Sold Other

Tuesday, 27 February 2024

440 Nepean Highway, Mount Martha, Vic 3934

Bedrooms: 2

Bathrooms: 1

Area: 49 m2

Type: Other



Amber Sealey
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Contact agent

SPRAWLING ACREAGE IN A RARE AND PRIZED PENINSULA SETTING Encompassing 123 acres/49.61ha (approx) of productive land on the edge of The Briars National Park, where award-winning vineyards synergise with surrounding bushland and neighbouring acreage, this sprawling property flourishes with opportunity, delivering a rare and versatile landholding just 5 minutes from every town convenience. A farm characterised by vast expanses of undulating hills, a thriving olive grove and a two-bedroom cottage, it is ideally suited to land lease with opportunities for grazing, equine or cropping pursuits. Established treelines complement the mild elevations of its pasture dotted around the paddocks, lending to windbreaks and a picturesque, serene way of life. The charming, north-facing two-bedroom dwelling offers comfort with timber-lined interiors, open-plan living with exceptional views, a wood fire heater, and an original bathroom. Perfect for now, it also hints at the potential to create a dream country residence to take in views to the City, the bay and the Dandenongs on a clear day, all in the heart of your very own private paradise (STCA). Whether envisioning a robust agricultural venture or a secluded retreat surrounded by nature's charm, this exquisite property is a haven poised for transformation. With the capability to undertake viticulture, livestock farming, or to simply revel in the land's natural allure, it represents a truly remarkable lifestyle, opposite Balcombe Grammar School and just 90 minutes from Melbourne and 5 minutes from Mount Martha Village and Mornington Main Street shopping, dining and beachside cafe culture. Property specifications - 123 acres/49.61ha* - Extremely rare landholding on the Mornington Peninsula - Borders The Briars National Park - Currently used for livestock - Two bedroom cottage affords ease and comfort - Potential to build a more substantial residence (STCA) - Three dams, hay shed, established olive grove - 6.4km to Main Street Mornington - 3.2km to the beach - 4.2km to Mount Martha Village (picturesque walk via the Estuary) - Opposite Balcombe Grammar School - Views to the City, the bay and the Dandenongs on a clear day* Specifications are indicative only