

46 Loders Road, Moorooduc, Vic 3933

HOMES & ACREAGE

Acreage For Sale

Wednesday, 6 March 2024

46 Loders Road, Moorooduc, Vic 3933

Bedrooms: 6

Bathrooms: 3

Parkings: 6

Area: 4 m2

Type: Acreage



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\$2,900,000 - \$3,190,000

Located in a picturesque pocket of the Mornington Peninsula between Devilbend Recreational Reserve and the reservoir, this beautifully modernised 4-bedroom farmhouse on 11 acres (approx) with 2-bedroom guest cottage, a stable complex and enormous tradie's machinery shed with workshop delivers the ultimate tree-change. Directly flanking Devilbend Golf Course beyond tall boundary trees, the spacious 2-living-zone home has been updated in harmony with the original character of the home. Between hardwood floors and a soaring timber-lined cathedral ceiling, the primary living and dining areas spill out through several glass doors to a choice of alfresco settings. The contemporary kitchen pairs function and form to perfection with two Siemens ovens, an induction cooktop, Miele dishwasher and colossal stone-topped breakfast island, while the sumptuous carpeted 2nd lounge beyond invites quiet evenings over a glass of red with a good book or movie. Offering an enchanting setting for the most heavenly outdoor entertaining, the spacious red-brick patio beneath a lofty pergola is backdropped by a picturesque lily pond (complete with a paddle boat!) and manicured gardens with nary a neighbour in sight. Cleverly configured for family comfort, the residence cradles the junior bedrooms down a separate hall with a fully modernised bathroom with separate WC, while the luxe master bedroom in its own wing boasts a built-in robe, walk-in robe and modern ensuite with walk-in rainshower and a freestanding soaker tub. Positioned at the end of the driveway, the self-contained apartment provides its own lounge, kitchen, bathroom, study and verandah, offering comfortable lodgings for a groundkeeper, guests, extended family or the rental market. Well established for horse enthusiasts and tradesmen, the land features 4 paddocks, 3 dams and a stable complex, as well as a huge powered tradie's shed with an interior workshop room. Just a few minutes' drive to Moorooduc Primary School, Woodleigh School Penbank Campus, the property is an easy drive to the major shopping of Mornington, Somerville and Hastings and a stone's throw to the Peninsula Link for easy commuting. Homes and Acreage is proud to be offering this property for sale – To arrange an inspection or for further information, please contact the office on 1300 077 557 or office@homesacreage.com.au

Features: FARMHOUSE • Beautifully modernised 4-bedroom farmhouse on 11 acres • Living & dining with timber floors & soaring cathedral ceiling • Sumptuous carpeted 2nd lounge • Contemporary kitchen with stone benchtops • 2 Siemens ovens, induction cooktop & Miele dishwasher • Luxe master with both built-in & walk-in robes • Contemporary ensuite with walk-in rainshower & freestanding soaker tub • Zoned junior wing with 3 additional bedrooms with built-in robes • 2nd fully renovated bathroom with separate WC • Split-system, wood heater & ceiling fans • Expansive red-brick alfresco patio with soaring pergola overlooking lily pond / dam • Manicured zoned gardens around residence • Outside powder room • Double garage • 40 solar panels with battery system • Storage shed GUEST COTTAGE • Fully self-contained 2BR apartment • Open living & dining • Kitchen with freestanding oven & gas stove • Study • Bathrooms • Front deck LAND • Fully permitted & powdered machinery shed • Workshop & tractor bay • Stable complex with 6 stalls • Tack room, feed room & hay shed • 4 paddocks (2 with post-&-rail fencing) • 3 horse shelters • Direct access to surrounding horse-riding trails • 3 dams • Underground rain tank • Underground power