

485 Mornington Tyabb Road, Moorooduc, Vic 3933



**Sold Lifestyle**

Tuesday, 30 April 2024

485 Mornington Tyabb Road, Moorooduc, Vic 3933

Area: 10 m2

Type: Lifestyle



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## Contact agent

LAWD is pleased to present for sale King's Park, 485 Mornington-Tyabb Road, Moorooduc (the Property), a state-of-the-art equine quarantine & veterinary facility / lifestyle property located on Victoria's highly sought Mornington Peninsula. Key investment highlights include:

- Comprising a total land area of 10.85\* hectares located on the Mornington Peninsula, a premier equine breeding region of Victoria.
- Department of Biosecurity approved equine export facility to overseas jurisdictions including Dubai, UK, Japan, USA & China.
- Fit-for-purpose infrastructure including 28\* paddocks with shelters and individual troughs, 11 \* indoor stables with feeders and troughs, 11\* holding yards and horse rehabilitation and quarantine facilities (can accommodate up to 50\* horses at one time).
- Additional operational infrastructure includes expansive shedding and two-storey storage facility.
- Luxury accommodation includes the main homestead (four-bedrooms) and cottage (one-bedroom).
- Secure water is available on-site with the addition of troughs in all paddocks, significant rainwater tank storage and catchment dam.
- High level security system fitted with sensor lights, infrared cameras and censored gated access.
- Significant land banking opportunity in a commutable distance to the Melbourne Central Business District (50\* linear kilometres) and south-eastern suburbs.
- Strategically located in a highly regarded equine breeding and training region in south-east Victoria, within proximity to the Mornington township and racecourse (three\* linear kilometres).
- Direct access to Peninsula Link, providing convenient travel to all metropolitan/regional racetracks and amenities.\*approximately