

# 5 Merricks Road, Merricks, Vic 3916

HOMES & ACREAGE

## House For Sale

Monday, 3 June 2024

5 Merricks Road, Merricks, Vic 3916

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 2065 m2

Type: House



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**\$2,850,000 - \$3,100,000**

Imagine a life of sublime style and ultimate tree-change seclusion in the heart of the Mornington Peninsula. Embraced by serene poolside surroundings, this effortlessly chic, single-level residence has been meticulously transformed to meet every lifestyle need, offering an idyllic escape amongst world-class wineries, boutique villages and spectacular ocean beaches, and is only a few steps away from the Merricks General Store, Merricks Pony Club and Merricks Trail. From the moment you drive in, serenity ensues. Automated gates lead down a round driveway to a picture-perfect home beyond sweeping lawns, inviting with its full-width verandah. Impeccable style continues inside, where River Gum flooring complements the warmth of a north-facing pool aspect and sky-lit open-plan living and dining zones, complemented by the warm ambience of the slow-combustion wood heater. Banks of skylights assist light flow throughout, including two over the bespoke stone island bench, bookended by American oak. A Shaws butler's sink and premium European appliances underline the attention to detail and quality, whilst ample soft-close storage and a walk-in pantry add functionality for family living. An oversized sliding glass door from the living room opens to an extensive covered deck, creating an effortless indoor-outdoor flow. Entertain by the self-cleaning, solar-heated pool or gather around the fire and enjoy the calm of your surroundings, with vegetable gardens and established fruit trees emphasising a connection to nature. The bedrooms are beautifully zoned within the hallway, including the main bedroom, which is set to the rear and has a lavish ensuite and BIRs, matched with two additional robed bedrooms, a stylish central bathroom and a spacious laundry. Outside, a brand-new, self-contained two-bedroom unit offers complete independence, ideal for family growth, generational living, or as an enticing Airbnb opportunity. Within 5 minutes of Balnarring Village, this striking beauty also features 5kW solar power, 22,500L and 13,600L water tanks, a Puretech filtration system, hydronic heating, triple glazing throughout, and ample storage inside and out. 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](mailto:office@homesacreage.com.au)

Features:??Single level three-bedroom home??Separate, brand-new self contained two-bedroom unit??Solar-heated, self-cleaning salt chlorinated pool??River Gum flooring??High ceilings??Triple glazing throughout??Solar/remote gates??Main bedroom with a lavish ensuite and BIRs??Stylish main bathroom with bath??Vegetable gardens and fruit trees??Separate study with room for two desks??Split system heating/cooling??Hydronic heating throughout??Gourmet kitchen with American Oak bookended island??Stone countertops??Shaws butler's sink, walk-in pantry??Westinghouse 900mm oven/gas stove??Bosch dishwasher??Wood combustion heater??UV filtration system??5kw solar (20x panels)