

# 510 Derril Road, Moorooduc, Vic 3933



## Acreage For Sale

Wednesday, 17 April 2024

510 Derril Road, Moorooduc, Vic 3933

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4 m2**

**Type: Acreage**



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**\$3,300,000 - \$3,500,000**

This luscious 10 acre (approx.) land holding enjoys the natural wonder of the Mornington Peninsula, with breathtaking views from a light-filled home surrounded by stunning gardens and parkland . Fully equipped for horses, the garden residence pays homage to the neighbouring Garden Vineyard where the legacy of that award winning design continues within this private estate. Crafted with creativity the home sits amongst a spectacular landscape where expert garden design meets thriving native bushland. Thoughtfully planned with all living provisions on a single level, an open plan living-dining space sets the tone with a flood of natural light through UPVC double glazed windows. Panoramic views of the surrounds include the vibrant native flora of the Moorooduc Saddle Club, Devilbend Reservoir and the seasonal colours of the Garden Vineyard. Seasoned home cooks will enjoy the stone topped kitchen with ample preparation space, induction cooktop, dual wall ovens (pyrolytic), and a walk-in pantry with views across a productive kitchen garden and fruit trees. The master bedroom enjoys breathtaking garden aspects, a walk in robe and recently updated ensuite bathroom. Two additional bedrooms include built in robes and shared access to a central bathroom. Downstairs a second living space includes a wet-bar and access to under-house storage with a separate and private entry to this level of the home. Beyond the gracious curves of the garden (which is enclosed by rabbit proof fencing) are 3 horse paddocks, 8 stables, 2 tack rooms, wood shed, 2 dry sheds and a large dam. Upgraded with a submersible pump the dam feeds the garden tanks, allowing hassle free water access for all lawns and gardens. The Nissen Hut is a wonderful and unique bonus to this charming property. With it's curved roof and open brick fireplace, it offers a very special place for celebrations of all kinds. The Nissen hut sits alongside the stables and equestrian wash bay. Further outbuildings provide hot water connections and scope for additional accommodation. Positioned within the vicinity of the DevilBend Reservoir and directly across the road from Moorooduc Estate, this property offers unrivalled access to lifestyle opportunities. Situated an hours drive from Melbourne's CBD the gorgeous family home and gardens are only a stone's throw from esteemed local schools and coastal shopping towns like Mornington.