

# 8 Observatory Road, Mount Dandenong, Vic 3767



## House For Sale

Thursday, 30 May 2024

8 Observatory Road, Mount Dandenong, Vic 3767

Bedrooms: 8

Bathrooms: 5

Parkings: 6

Area: 3789 m2

Type: House



Jo Hirst

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Corinne Sukroo

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**\$2,100,000 - \$2,300,000**

INSPECTION AVAILABLE BY PRIVATE APPOINTMENT. Located just under an hour's drive from Melbourne, Observatory Cottages sits on nearly an acre of breathtaking gardens and offers spectacular day-and-night views over the Melbourne skyline. This prized ranges getaway combines serene hills living with a highly profitable income stream from one of the original Bed and Breakfast establishments of The Dandenong Ranges. Walking distance from the iconic SkyHigh Observatory and Restaurant and a short drive to popular tourist attractions, this stunning mountain retreat is perfect for wedding accommodation, functions, romantic weekend getaways or a luxurious private sanctuary. It's a prime opportunity for a tree change, an idyllic retreat from city life and a unique business opportunity all rolled into one exciting package. Whether you choose to maintain the thriving business or keep this beautiful hideaway for yourself and your closest friends and family, this property is a rare and beautiful gem with immense potential.

**The Setting...** With stunning views of Port Phillip Bay and the surrounding suburbs, Observatory Cottages has raving 5-star reviews and benefits from many repeat visitors. Guests often remark that you feel like you can touch the stars from its position atop Mount Dandenong: "It looked like someone had dumped a truckload of gemstones, rubies, sapphires, diamonds and topaz, in random patterns on to a vast black tablecloth." A truly amazing sight especially in winter when the trees lose their leaves.

**The Residence...** The property features an enchanting four-bedroom, dual-storey bluestone residence with two living areas at the end of a long, secluded camelia-lined driveway. Set up for lavish family living complete with a master with bathroom on the ground floor, plus three further bedrooms and a bathroom upstairs, you can reside here and operate the accommodation business as on-site managers, or alternatively market the home to families looking for a getaway in the hills. A one bedroom, 2-storey self-contained suite next door can be rented out or used for a diverse range of family set-ups including multigeneration living.

**The Cottages...** Dotted among the grounds are a further three self-contained cottages, each with ambient gas log fires, covered decks and luxurious spa baths adding to the romance, and strategically positioned for garden views or westerly orientations that offer glorious city and sunset vistas. Each cottage is privately positioned so that you're unlikely to encounter other guests staying at the property. Spacious, yet cosy, the four cottages all feature their own unique character with enchanting names such as Owls Croft, Windsong, Ironbark and Candlewick that linger in guest's memories long after they have left the magical estate. Ideal for private rental or Bed and Breakfast-style stays, each cottage has its own private garden showcasing a vivid spectrum of seasonal flora including vast specimens of camelias, rhododendrons and hydrangeas as well as tri-colour beech and towering tree ferns.

**The Location...** SkyHigh Observatory and Restaurant/Function Venue - 400m  
Mount Dandenong Arboretum - 650m  
Burke's Lookout - 850m  
Pig and Whistle Tavern - 2.5km  
Mount Dandenong Village - 2.6km  
Olinda Village - 3.7km  
Sassafras Village - 6.3km  
Kalorama Park Lookout - 2.3km  
Dandenong Ranges Botanic Gardens - 4.5km  
Bus Stop - 200m (All distances are approximate.)

**The Opportunity...** A total of 8 bedrooms and 6 bathrooms that can be rented out to 5 different parties independently, or a 4-bedroom, 2-bathroom home with 4 accommodation rental options. If you don't want to offer a breakfast/catering option, there are gas barbeques provided and an abundance of world-class eateries nearby.

**At a Glance:**

- Established Bed and Breakfast and holiday accommodation business walking distance to SkyHigh Observatory and restaurant.
- Nearly an acre (3789m<sup>2</sup>) of breathtaking gardens with spectacular westerly views over the Melbourne skyline.
- Premier getaway location in Mount Dandenong, just under an hour's drive from Melbourne.
- Close to all tourist attractions in the Dandenong Ranges.
- Ideal for wedding stays, functions, or a luxurious private sanctuary for multigenerational families.
- Office and storage room.
- Off street parking for five cars at the entrance & a further two parking spots at the rear of Candlewick Cottage.
- The property is being sold as a freehold (residential) & business including chattels, intellectual property, website, database, telephone number, domain name, social media etc.
- P+L's available on signing of confidentiality agreement.

**Disclaimer:** All information provided has been obtained from sources we believe to be accurate, however, we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.