

9 Goman Road, Moorooduc, Vic 3933

Sold Acreage

Sunday, 4 February 2024

9 Goman Road, Moorooduc, Vic 3933

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 2 m2

Type: Acreage



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\$2,700,000

This wonderfully appointed home sits comfortably upon a very private landholding and offers expansive views that infer a sense of living on much more than its manicured 5 acres (approx). Discreetly hidden away via a no-thru road, this peaceful location enjoys great convenience from its excellent proximity to Mornington, Mt Martha & Peninsula Link, but feels genuinely anchored in a blissful rural setting. The circa 2010 residence represents the absolute best in modern rural living via a generously zoned floorplan in excess of 36sq (50sq URL approx.) and features five bedrooms plus a separate study incorporated into a luxury master bedroom wing that includes an lavish en-suite and fitted dressing room. With ample room to move across three living spaces, the relaxed family room is a contemporary open plan area shared with casual meals space and an eye-catching kitchen incorporating stone bench-tops and a huge walk-in pantry. This seamlessly integrates with a huge portico alfresco deck and a rustic terrace with pizza oven that takes in the fabulous southerly views towards Arthur's Seat and Mt Martha. The stamp of quality through this home extends to features such as fully ducted reverse-cycle A/C, double glazed windows with dual blinds, two HW units and a remote 4 car garage with internal access ideally sized for perhaps incorporating a home gym or a studio. Tank water storage totals 180,000L (approx.) and three phase power is connected to both house and shed but usage is massively off-set by 7.5Kw (approx.) of solar power. A wireless 360deg security camera overlooks the remote front gate and towards the house to give peace of mind when you are away. This property is all about lifestyle and a boutique vineyard with 260 (approx.) Shiraz vines will provide budding viticulturists a great hobby to indulge in and make use of the 140sqm (approx.) shed that is setup for winemaking and secure equipment storage. A safely fenced paddock with loose box and post & rail yard is perfect if the family want a pony or two. This is a rural estate of undoubted quality, and it will afford fortunate new owners many years of contented enjoyment.