

**90 Manna Gum Place, Anakie, Vic 3213**



**Sold House**

Tuesday, 3 October 2023

90 Manna Gum Place, Anakie, Vic 3213

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4 m2**

**Type: House**



Matthew Wade-Taylor  
0430006345



Riley Kirkwood  
0427996705

**\$975,000**

Welcome to this striking country-style residence, situated on an expansive 12 acres where the beauty of nature meets luxury living. The master bedroom greets you with its ensuite, built-in robe, and ceiling fan, ensuring a blend of comfort and style. The additional two bedrooms also offer built-in robes & ceiling fans and are serviced by the main bathroom featuring a generous bathtub, a shower, and a well-organized layout with a separate toilet. In the heart of this home is a well-equipped kitchen boasting an electric cooktop & oven, and ample storage, seamlessly connected to a formal dining area. The dual living spaces offer abundant room for family activities and entertainment. The primary living area is enhanced with a sunken lounge area equipped with a ceiling fan, reverse-cycle air conditioning, and a coonara, promising a cozy and inviting atmosphere all year round. Extra features include a laundry area featuring a trough and cupboard space, granting easy outdoor access, upstairs, a versatile mezzanine/study area, providing a perfect space for both work and relaxation. An expansive deck, landscaped garden and fire pit entice you outside for the magnificent sunsets. Outside is a double car garage and store room, a dog pen, a kennel and an electric dog fence for the safety and comfort of your pets. Equine lovers will appreciate the dedicated horse area, lunging ring, dressage arena, five stables, and a storage shed. Emphasizing sustainability and self-sufficiency, the property hosts a vegetable garden and a sizable water tank catering to various needs. Set in a secluded bush setting, this property is a true gem, seamlessly blending comfort, functionality, and natural beauty in a quintessential countryside setting, offering an exquisite retreat for those seeking luxury in the heart of nature. FEATURES: • 11.9 acres (approx) • 3 bedrooms • 2 living zones • Large open-plan kitchen • Mezzanine/Study • Dog pen • Electric dog fence • Horse stables & lunging ring\* Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. \*Photo ID is required at all open for inspections.\*