

65 Hopetoun Avenue, Mount Martha, Vic 3934

HOMES & ACREAGE

Acreage For Sale

Friday, 5 July 2024

65 Hopetoun Avenue, Mount Martha, Vic 3934

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 4 m2

Type: Acreage



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\$9,500,000 - \$10,450,000

With all the enchantment of European countryside yet moments from Mt Martha's stunning South Beach, this architectural farmhouse with swimming pool, tennis court, fruit orchard and stable complex offers a fairytale lifestyle for families on an exceedingly rare 10 acres (approx) with scope for subdivision into four 2.5 acre parcels (STCA). The beautifully designed 5 bedroom, 3 bathroom residence constructed by award-winning Munns Sly Moore Architects in the 1970s is defined by a soaring cathedral ceiling, cedar lined walls, exposed interior redbrick, a roaring open fireplace, an entry hall atrium and vast picture windows framing the breathtaking landscape with nary a neighbour in sight. Both formal and informal living and dining areas provide a gorgeous setting for the household to spread out in comfort, while the generously sized original kitchen is fitted with vintage tiles and a suite of Miele appliances. Within the sleeping wing, the master features an ensuite with dual shower and the 3 additional bedrooms share a family bathroom with double vanity, spa, separate toilet and separate shower room. The attic playroom on the upper level would also make a charming fifth bedroom, while a third bathroom through the laundry room and a home office with a built-in desk and padded bench seating provide additional convenience. Step outside to discover your own slice of paradise. The lagoon pool with spa and water feature beside the built-in barbecue hutch invites you to relax and host under the sun, while fruit orchard and vast enclosed vegetable garden promise fresh, organic produce year round. Animal lovers will delight in the log cabin stable complex, second log cabin for tack and feed (or additional animal housing), the large chook run and expansive aviary/animal enclosures. The land offers versatility with a large dam with a jetty and several paddocks, ideal for grazing animals or cultivating crops. Imagine starting your day with a sunrise walk through rolling hills or hit on the tennis court and ending it with a blissful barbecue by the pool. The positioning adjacent to Hopetoun Creek Reserve will also offer appeal to horse families and nature lovers. For those seeking investment potential, the property could be subdivided into up to 4 parcels of 2.5 acres each (STCA), offering flexibility and additional value. Whether you're dreaming of a private sanctuary, a hobby farm or a retreat from the hustle and bustle of city life, this property is a rare find. Just 1.9km to Balcombe Grammar, 1.9km to Mt Martha Primary School, 1.9km to the village and moments to South Beach, The Briars and the golf course, this jaw-dropping listing is truly captivating. 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

Features:

- Rare beachside buying opportunity
- Enchanting architectural farmhouse
- Exceedingly rare 10 acre block (approx)
- Picturesque undulating landscape with nary a neighbour in sight
- Potential to subdivide into 4 x 2.5 acre allotments (STCA)
- Expansive formal living & dining with soaring cathedral ceiling
- Sun filled family room & casual meals area
- Spacious kitchen with all Miele appliances, including stainless steel dishwasher
- Walk-in pantry
- Ducted heating & roaring open fireplace
- Large master with walk in robe & ensuite with dual shower
- Full family bathroom with spa, dual vanity, separate toilet & separate shower room
- 3rd bathroom in laundry room
- Attic playroom/5th bedroom
- Generous storage throughout
- Double carport & lock up garage
- Lagoon pool with spa/beach & trickling water feature
- Built in BBQ hutch
- Tennis court
- Large enclosed vegetable garden
- Fruit orchard
- Chook run & expansive aviary enclosures
- Log cabin stable complex
- 2nd log cabin for tack, feed & additional storage
- Large dam with jetty
- Several fenced paddocks
- Mains water & gas