

80 Loders Road, Moorooduc, Vic 3933

HOMES & ACREAGE

Acreage For Sale

Tuesday, 25 June 2024

80 Loders Road, Moorooduc, Vic 3933

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 4 m2

Type: Acreage



Penny Perry
0448004673



Grant Perry
0429314087

\$2,300,000 - \$2,500,000

Enveloped in a wonderland of cottage gardens with fragrant roses, fruit trees, heirloom veggies and endless magical alfresco nooks to relax with a cuppa or glass of wine, this exceedingly unique property showcases an enchanting opportunity. Spanning 10.7 acres (approx) with two dwellings, it offers unlimited opportunity to curate or reconfigure to your lifestyle requirements. Constructed in 1950, the 3 bedroom farmhouse features an array of living and dining zones, including a luxe formal lounge beneath a vaulted ceiling with exposed trusses with a cathedral window, upcycled pot belly heater, 100% wool carpeting and French doors opening to the gardens. The generously sized kitchen with electric oven gazes out across the floral gardens, while a fully renovated bathroom, charming master with sliding glass doors to the bluebell garden, an open fireplace, gas heater and split system are among the inclusions of the main house. Perfect for house guests, a detached one bedroom unit provides its own living space, kitchen, potential 2nd bedroom and bathroom/laundry. With front and rear decks and a relaxed boho charm, it would also comfortably accommodate Airbnb guests or extended family on a full time basis. A detached artist's studio with potting wheel and separate kiln shed, a bungalow, greenhouse and a vast miscellany of sheds provide plenty of versatility for your own requirements and pursuits, while the edible gardens are rife with fruit trees, nuts and organic vegetables, along with a selection of perennials, succulents, mature deciduous trees and a dam, fresh bore water and an abundance of tanked water ensuring a copious amount of hydration. Close to Moorooduc Primary School and the freeway, a short drive to Mornington town centre and surrounded by vineyards, equestrian trails and recreational facilities, 'Martha Park' is an exceptionally rare property for lifestyle lovers or those looking to renovate or rebuild (STCA) their dream country hideaway. 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:

- 10.7 acres (approx) with 1950s farmhouse
- 2 living & 2 dining zones
- Sun filled kitchen with electric oven
- 3 bedrooms & 1.5 bathrooms
- Timber floors
- Open fireplace, gas heating & split system
- Array of alfresco decks
- Double carport
- Self contained unit with kitchen, bathroom & living area
- Studio with potting wheel & kiln shed
- Bungalow
- Greenhouse
- Dam
- Fresh bore water
- Tank water with pumps
- Miscellany of sheds: tool, wood, chook, powdered shed & open sheds
- Underground power & phone lines
- Nut trees: macadamia, walnut & hazelnut
- Olive trees & avocado
- Fruit trees: apricot, nectarine, citrus, apple, peach, fig, quince, pear, guava
- Herb garden, berries & passionfruit
- Organic vegetable garden: heirloom beetroot, lettuce, silverbeet
- Cactus garden
- Collection of unusual pines
- Mature native trees
- Virgin habitat for native animals: bandicoots, echidnas, koalas & birdlife
- Triple entry