

**80 Mornington-Tyabb Road, Tyabb, VIC, 3913**

**HOMES & ACREAGE**

**Acreage Semi-rural For Sale**

Sunday, 18 August 2024

80 Mornington-Tyabb Road, Tyabb, VIC, 3913

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Type: Acreage Semi-rural**



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## Versatile 8.8-Acre Property Ideal for Home Business or Equestrian Use

Nestled on 8.8 acres, this property offers an exceptional lifestyle. Whether you're seeking a horse-friendly retreat, a home-based business setup, or simply more space to enjoy, this property has it all. Conveniently located near shops, schools, sports grounds, and public transport, this renovated home is move-in ready.

The wide entryway opens into bright, airy living spaces, including a stylish kitchen and dining area. The four generously sized bedrooms are ideal for a growing family. A timber deck leads to an enclosed outdoor space with paved areas and a fire pit—perfect for entertaining. The house is securely fenced off from the main paddocks, ensuring privacy.

The paddocks are easily accessible via a wide circular concrete laneway, perfect for manoeuvring large vehicles, caravans, trucks, and horse floats. A well-appointed office with built-in desks, shelving, and air conditioning is ideal for running a home-based business. Additional features include ample storage, a spacious undercover area for vehicles, and extensive shedding with concrete floors.

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](mailto:office@homesacreage.com.au)

### Features:

- 8.8 acres (approx)
- Bright and open living areas
- Modern kitchen
- Updated bathrooms, including an ensuite
- Four spacious bedrooms
- Office or optional fifth bedroom
- Split system air conditioning
- Three toilets
- Six paddocks
- Separate entry for floats and trucks
- Hardstand area
- Stables
- Round yard
- Horse wash area
- Clear span shedding
- Solar power system