

**836 Moorooduc Highway, Mornington, VIC, 3931**

**HOMES & ACREAGE**

**Acreage Semi-rural For Sale**

Sunday, 8 September 2024

836 Moorooduc Highway, Mornington, VIC, 3931

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 6**

**Type: Acreage Semi-rural**



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## Premier Rural Estate In Mornington

Exuding an air of rural sophistication, this exquisite double-brick home, elegantly clad in weatherboard, has been meticulously renovated throughout with high-end finishes. Nestled alongside Balcombe Creek, the property offers an unparalleled blend of serene country living and urban convenience.

Set on nearly 20 acres of park-like grounds, the estate is less than 5 minutes from the charms of Mornington's Main Street, pristine beaches, and under 10 minutes to prestigious private schools, while still being less than 50 minutes from the city. Create the ultimate lifestyle for your family with a private pool, tennis court, riding arena, and expansive shedding.

Lavishly appointed, the residence boasts a grand portico entry, two expansive living areas, a formal dining room, and a brand-new chef's kitchen featuring marble-look stone benchtops, a spacious breakfast bar, a large stainless steel stove, integrated dishwasher, farmhouse sink, and bespoke cabinetry.

Wide oak floors, a roaring open fireplace, and large glass doors and windows provide a light-filled, relaxed environment for both intimate gatherings and large-scale entertaining. The sumptuous master suite includes an ensuite with a freestanding bath and walk-in shower, while two additional bathrooms serve the generously sized junior bedrooms.

With breathtaking sunset views over rolling pastures ideal for cattle or horses, the property offers exceptional potential and versatility. It includes two dams, several smaller paddocks near the riding arena, and a large open field at the rear, beyond a Melbourne Water easement, backing onto the creek reserve.

Three spacious lock-up sheds provide abundant space for car collectors, tradesmen, or operating a business.

Meaning 'peaceful place,' Tabulam Park also features a secure electric front gate, a winding tree-lined driveway, a double garage with an additional bathroom and storeroom, and a double carport, completing this magnificent rural retreat.

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:

- Stunning newly renovated home
- Sparkling inground pool & spa
- Flood-lit tennis court
- 2 enormous living areas
- Formal dining room
- Open fireplace
- Oak floors, large picture windows
- Brand new kitchen
- Stone benches, quality appliances
- Master ensuite with walk-in shower & free-standing bath
- 2 other bathrooms
- 3 large machinery or storage sheds
- Additional farm shedding
- Riding arena
- Loose box
- 3 dams with pumps
- Bore water pump with unlimited water
- Secure fencing

- Meshed vegetable garden
- Double garage with mudroom & toilet
- Double carport
- Mature gardens
- Remote front gate
- 7 minutes to Peninsula Grammar
- 10 minutes to Toorak College
- 5 minutes to Main Street, Mornington
- Marked for Potential Rezoning in 2032