

Under Contract



255 Mann Rd, Pakenham Upper



## "Fernhaven Lodge" - Lifestyle Living at it's Finest

LAND: 30.80 Acres

**SITUATION:** Located in the foothills of the Dandenong Ranges in Pakenham Upper in an idyllic setting characterized by native forest, magnificent tree-ferns and open paddocks. Private in every respect with the right balance of nature to provide a true lifestyle balance.

**HOME:** Originally constructed over twenty years ago and recently fully refurbished throughout to embrace modern living styles, the home is now in as new condition. Multiple living areas take advantage of the varying views from within whilst at the same time providing outstanding use of space.

Accommodation comprises four bedrooms and two bathrooms. The master bedroom is luxurious incorporating excellent robe space and quality floor coverings and fittings. Complementing the master bedroom is a large en suite and inviting spa-bath.

A feature of the accommodation is the children's wing or guest wing at the northern end of the home. This area consists of two double bedrooms and large bathroom.

The central chef's kitchen enjoys a beautiful outlook across the pool area to the established flora. Serviced by a Walk in Pantry and located midway between various living areas. The kitchen is the central hub.

Formal and informal living areas throughout the home ensure this is a home for all seasons.

**OUTSIDE:** Fully landscaped gardens incorporating an inground pool with outdoor dining and living areas allows for the ultimate relaxation and or entertainment to

 6  3  6  30.80 ac

**Price** Deadline Sale: Closes 12th Oct (Unless Sold Prior)

**Property Type** Residential

**Property ID** 105

**Land Area** 30.80 ac

### Agent Details

Scott McCormick - 0409 216 465

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be enjoyed in a wonderful environment highlighted by stunning tree varieties.

APARTMENT: Known as "The Cottage" being of modern design including two bedrooms, spacious bathroom and open plan living. "The Cottage" may be suitable for use as a Guest House or professional rooms and is certainly a feature of the property enjoying separation from the main residence.

FARM: Comprising fourteen paddocks, each with double horse boxes, excellent water supply and fencing. Pasture has enjoyed continued good farming practices. Further improvements include laneways and a secure machine shed with three phase power supply. Visitors can access farm without intrusion on residential environs.

POTENTIAL: The current owners have developed this property as a luxury personal retreat, however the infrastructure allows for the immediate pursuit of equine interests or other types of stud breeding and or recreation activities.

AGENT REMARKS: "Fernhaven Lodge" represents an exciting opportunity to purchase a prestige lifestyle property in an unspoilt spectacular natural environment within One hour of Melbourne CBD. Your inspection is most welcome.

DEADLINE SALE: Offers close Thursday 12<sup>th</sup> October 2017 (Unless Sold Prior)

INSPECTIONS: Open for inspection 11.30am-12.30pm 14/09, 17/09, 21/09, 24/09, 28/09, 01/10, 05/10, 07/10 or by appointment

Contact: Scott McCormick 0409 216 465 or John Baker 0412 402 763

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