

Sold



255 Mann Road, Pakenham Upper



### Fernhaven Lodge - A Premier Lifestyle & Stud...

**SITUATION:** Located in the foothills of the Dandenong ranges at Pakenham Upper this beautiful property is accessed by a meandering driveway from Mann road.

This private but spectacular driveway passes by native forest and magnificent tree-ferns as it enters the landscaped gardens of the home and confines of the stud-farm.

**HOME:** Built over twenty years ago, the home is in as new condition having recently been totally refurbished including new designer kitchen and appliances, en-suite and spa bath.

Living area of approx 24 squares is further complemented by strategic design utilizing natural light and wide-angle views of the in-ground pool and delightful gardens which are floodlit in the evening.

Accommodation includes four bedrooms, one of which is currently furnished as a study. A feature of the accommodation is the designated guest wing on the northern end of the house. This area which has immediate access to the pool, consists of one double, and one single bedroom with a large bathroom servicing both rooms.

The main bedroom is luxurious, being approximately 27 square metres in area with excellent robe space and quality floor coverings and fittings. Complementing this room is a large completely rebuilt en-suite which includes a fully tiled spa-bath. The emphasis on natural light really sets-off the colour scheme and style of this bath room.

A new kitchen services a family dining room adjoining a cosy sitting and TV room which also has a coonara style fire place.

An intimate formal dining room with a fully equipped wet bar lead to a large

4 3 2 30.80 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27
<b>Land Area</b>	30.80 ac

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**McCORMICK & CO**

formal lounge room with open fire place and north facing views to the pool and gardens.

Laundry, excellent linen storage along with security alarm and reverse cycle air-conditioning complete the internal structure of the home.

EXTERIOR; A double car port adjoining a fernery in which a floodlit fountain features, plus in-ground pool and barbecue area set in landscaped gardens add to the ambience of the property. A comprehensive sprinkler system utilizing clear water pumped from a large dam on the property ensures the gardens are properly maintained throughout all seasons.

Flora and fauna native to the Dandenong Ranges are abundant with the famed Lyrebirds often heard calling.

FARM; Is subdivided into fourteen paddocks, each with double horse boxes, excellent water and fencing. Pasture is continually renovated. Further improvements include laneways and a machine shed with three phase power. The farm is managed from a large office and trophy room adjacent to the home.

POTENTIAL; The current operators have developed this property as a re-knowned thoroughbred stud farm but it does suit any other form of equine interests or other types of stud breeding and or recreation pursuits. A small vineyard of Chardonnay and Cabernet varieties could be expanded.

AGENT REMARKS; This is a wonderful opportunity to purchase a prestige property in a beautiful location less than one hour from Melbourne CBD. There is absolutely nothing extra to spend which adds to the attraction of this property.

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