

LIFESTYLE LIVING AT ITS FINEST

FERNHAVEN LODGE

LAND: 30.8 acres
SITUATION: Located in the foothills of the Dandenong Ranges in Pakenham Upper in an idyllic setting characterised 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 20 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 while 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.

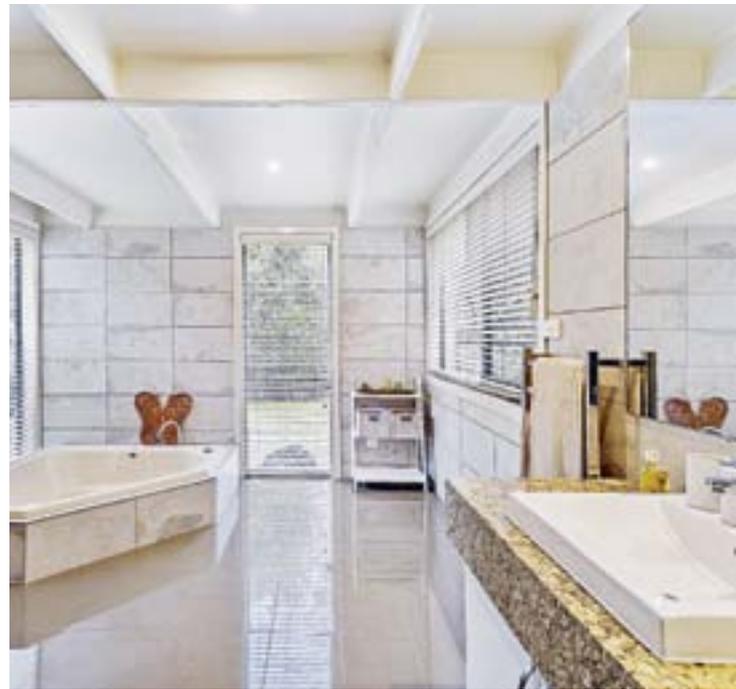
Complementing the master bedroom is a large ensuite and inviting spa-bath.

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 in-ground pool with outdoor



dining and living areas allows for the ultimate relaxation and or entertainment to 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 guesthouse or professional rooms and is certainly a feature of the property, enjoying separation from the

main residence.

FARM: Comprising 14 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 the Melbourne CBD. Your inspection is most welcome. ●

HOME ESSENTIALS

Address: 255 Mann Road, Pakenham Upper **Price:** DEADLINE SALE: Offers close Thursday 12 October (unless sold prior)

View: By appointment **Agent:** Scott McCormick, 0409 216 465 or John Baker, 0412 402 763, McCormick And Co Estate Agents, Toorak, 9296 2044



Lynbrook
 18 Rowcroft Avenue

Position Perfect – 676m2 Block (approx)

In the very popular Lynbrook Estate, close to everything, this gorgeous cottage style 3 bedroom home on a large 676m2 corner block with 2 living areas, new carpets and freshly painted, full ensuite and a double garage with side access. A gorgeous home in the perfect location.



Mortgagee Auction
 Saturday 28th of October 1PM On Site
View Saturday 12:30pm

Darren Saxon 0418 341 722
Cranbourne 5996 4777

119 High Street

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Cranbourne 35 Clairmont Avenue



For sale.

\$570,000 - \$625,000

- Enormous 889 sqm allotment
- 5 beds 2 bath family home
- Featuring 2 separate living areas
- Huge outdoor pergola
- Garage/workshop plus pool

8794 0500

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