



LAKE HOUSE

Stunning lakeside lifestyle property

- **Sophisticated resort style living**
- **Highly desired Mornington Peninsula location**
- **Stunning private lake**
- **Immaculate landscaped gardens**
- **Designer pool & pool house**
- **23 private & peaceful acres**
- **Minutes to local restaurants & cafes**
- **One hour from Melbourne CBD**

The Lake House, located in the heart of the beautiful Mornington Peninsula, is a perfect representation of a sophisticated lifestyle property with its own very distinctive feature ... a stunning 3 acre private lake which the residence is cantilevered directly over.

With breathtaking views from every window, thoughtful design and gentle colour palette, a sense of tranquility is felt throughout this beautiful home.

Formal living and dining areas open onto over 70 metres of private decking over the lake and offers just one of several outdoor

For more information or to arrange an inspection please call Sue Gratton
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Price Expressions of interest

3 4/5 4/5 4

23 acres (with lake)



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entertaining spaces to spend relaxing days with friends or just enjoy the abundance of birdlife, changing constantly with every season.

The thoughtfully designed and executed centrally located kitchen, ensures effortless access to all entertaining zones. Casual living areas open to a second outdoor space boasting stunning sun deck with solar heated waterfall edge swimming pool plus the wonderful pool house, fully equipped with all preparation and dining facilities needed for relaxed outdoor entertaining - another perfectly designed and executed zone with absolute attention to detail.

The accommodation wing of this home includes the master suite with all facilities one would expect in a home of this stature plus three further generous bedrooms, bathrooms as well as a mezzanine office or fifth bedroom.

Hydronic heating and evaporative cooling as well as open fires and fans ensure comfort year round.

The gently sloping, carefully tended land attached to this property has

well fenced paddocks that would lend themselves perfectly toward horses. A charming barn with four stables is an added bonus. Two further outbuildings as well as plenty of undercover spaces for farm equipment or extra parking if necessary.

Water will always be in abundance with the permanent lake, plus over 25,000 gallons of rainwater storage for the home. An automated sprinkler system ensures easy maintenance of the elegant landscaped gardens.

This remarkable property is absolutely one of a kind and would be a dream home to own and enjoy.

With award winning restaurants, wineries and cafes at hand, being situated in the heart of the stunning Mornington Peninsula as well as only a one hour drive from the centre of the Melbourne CBD, there is really nothing more one could ask for.

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PROPERTY FACT SHEET

Aspect:	Northerly
Views:	Lake
Height above sea level:	55 mtr
Coordinates:	38° 17'39.25"S 145° 08'55.13"E
Zoning:	Green Wedge - Schedule 2
Construction:	Cedar
Year Built:	1985
Renovated:	2012
Outbuildings:	Pool House
Sheds:	Stables, Implement Shedding
Pool:	Yes - Solar Heated, Self Cleaning
Spa:	Main Bedroom
Easements:	No
Heating and Cooling:	Hydronic heating, open fires and evaporative cooling
Water Supply:	Tank (25,000 gallons)
Power:	Electric + Gas (bottled)
Sewer / Septic:	Septic - with Grey water
Council Rates:	\$1,089 per quarter
Near Schools:	Padua College, Mount Eliza, Woodleigh - Penbank Campus, Toorak College - Mount Eliza
Nearest University:	Monash - Frankston

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Boundary is approximate area only

LOCATION MAP

