



MARNANIE

One of Mt. Macedon's iconic historic homes

- **Historic hill station property**
- **Large gracious weatherboard home**
- **Woodland gardens**
- **Cascading creeks and ponds**
- **In-ground heated pool, tennis court and pool room**
- **Garden house and tennis court pavilion**
- **45 minutes from Melbourne CBD**
- **25 minutes to Melbourne International Airport**

Marnanie is positioned in one of Mt Macedon's more private, charming and exclusive pockets. Entered by a long driveway under a canopy of mature Maples and Lindens, the historic hill station residence sits on a rise surrounded by old tree ferns, gullies, a cascading stream and healthy mountain air.

Constructed in 1890, this historically significant abode was once the home of the first Australian-born Governor General, Sir Issac Issacs, in addition to being the primary residence of Kevin O'Neill - a prominent society florist and gardener.

The large, two-storey weatherboard home comprises of a wide pine-lined hallway, formal drawing room, library, dining room and spacious country kitchen, flower room, laundry and an integrated garage. Upstairs includes four large bedrooms, with magnificent garden views, two ensuites, a third bathroom and generous pool room.

Price Contact Agent

 3  4  3  3  16 acres

For more information or to arrange an inspection please call Dominic Romeo
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The garden and outdoor living areas are everything you would expect from an estate of this grandeur with a large, tiled, heated swimming pool, grass tennis court with pavilion, stone summer house, dovecote and a garden house. The extensive stone pathways guide you to the many seating areas, garden ponds, creek, lawn, woodland and picking gardens. The nursery area, workshop, charming weatherboard garage, glasshouse complex and fully operational irrigation system complete the infrastructure.

The 16 acre garden is a sight to behold. With highly fertile top soil, the gardens of Marnanie include collections of exotic, native and English

trees over a century old, perennials, bulbs, and extensive stands of tree ferns. The ever-changing seasonal gardens include original stone garden seats, statues, urns and many open lawn areas.

Marnanie is only 45 minutes to Melbourne's CBD, 25 minutes to Tullamarine Airport, and freeway and rail access is close by. The charming Mt Macedon Village is minutes away and the townships of Gisborne, Woodend, Kyneton are an easy drive.

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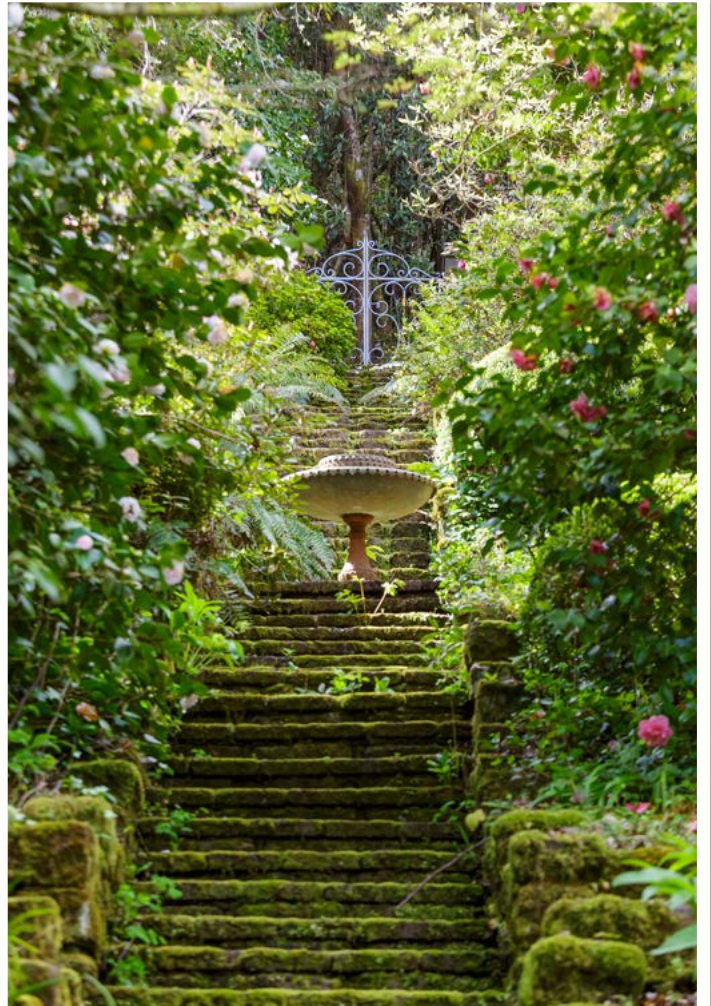














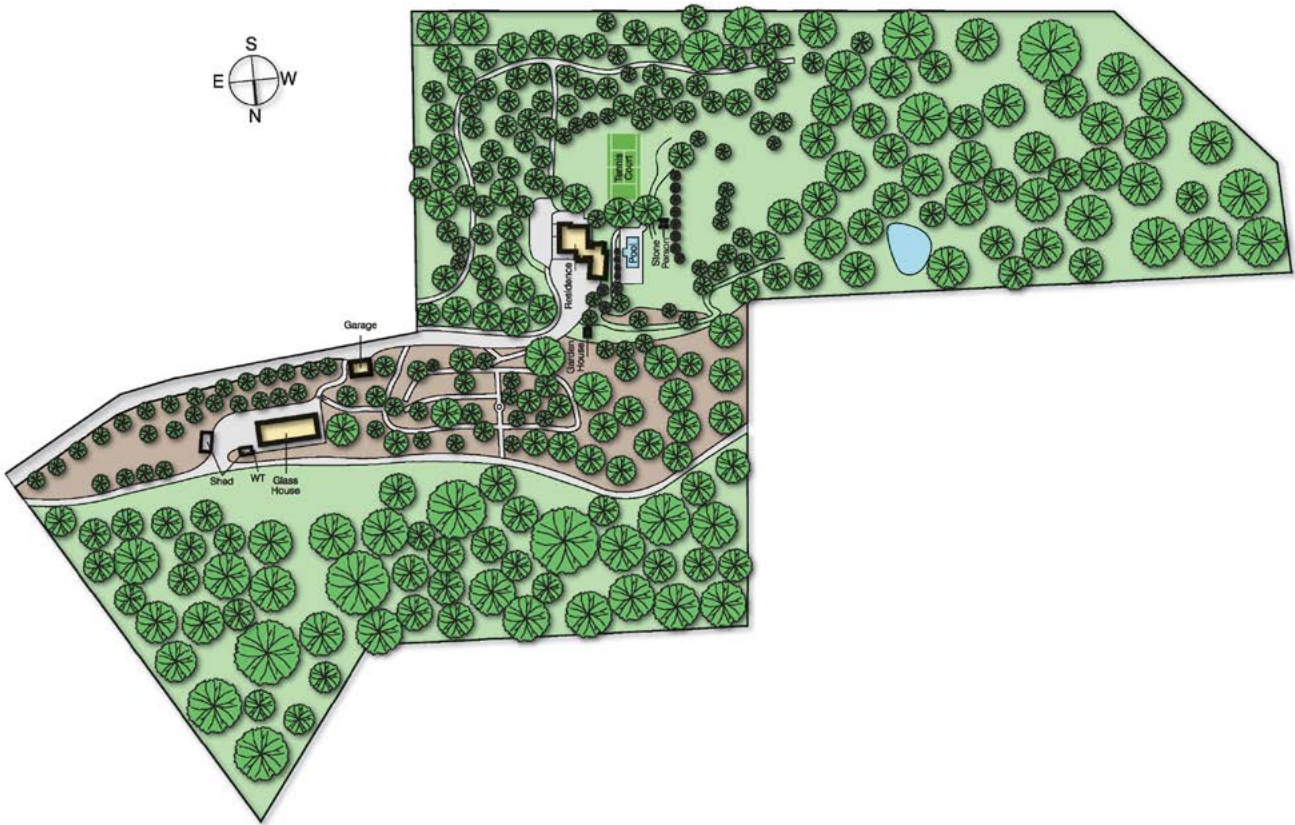


PROPERTY FACT SHEET

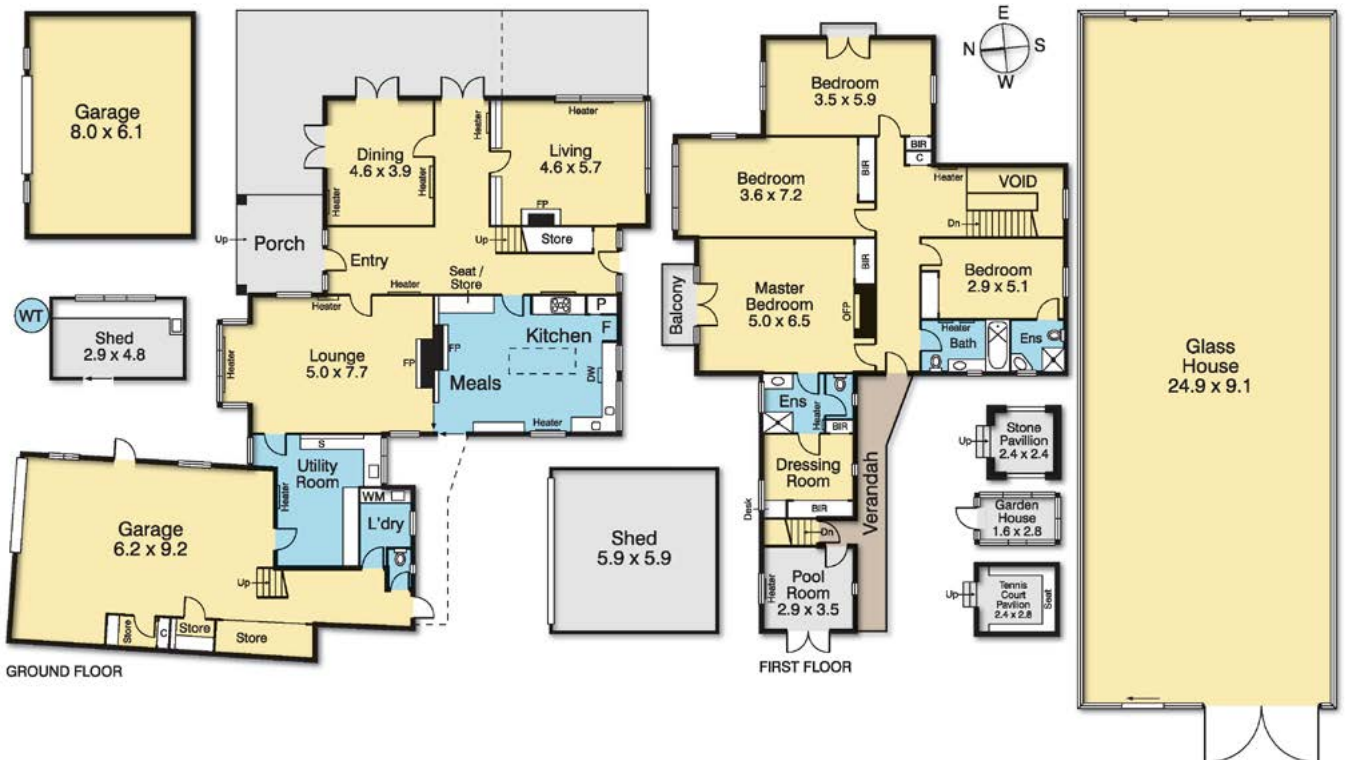
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|--------------------------------|---|
| Aspect: | Northerly |
| Views: | Garden and Mt Toowrong |
| Height above sea level: | 780 mtr |
| Coordinates: | 37° 23'20.16"S 144° 35'18.56"E |
| Construction: | Weatherboard |
| House Size: | Approx 372m ² |
| Year Built: | 1890/1931 |
| Sheds: | 2 large sheds |
| Outbuildings: | Stone summer house, large hot house, tennis court pavilion, garden house and detached weatherboard garage |
| Pool: | In ground heated pool with stone paving |
| Water Supply: | Creek |
| Power: | Mains |
| Sewer / Septic: | Septic |
| Council Rates: | \$1,500 per quarter |
| Near Schools: | Mt Macedon Primary, Macedon Primary, Gisborne Primary & Secondary and Braemar Mt.Macedon. |
| Nearest University: | Melbourne University, LaTrobe, Monash and RMIT |

All information herein is from sources Unique Estates consider reliable. However, interested parties must rely on their own enquiries. Vendors may remove a property from sale at any time and pricing can be subject to change.

SITE PLAN



FLOOR PLAN

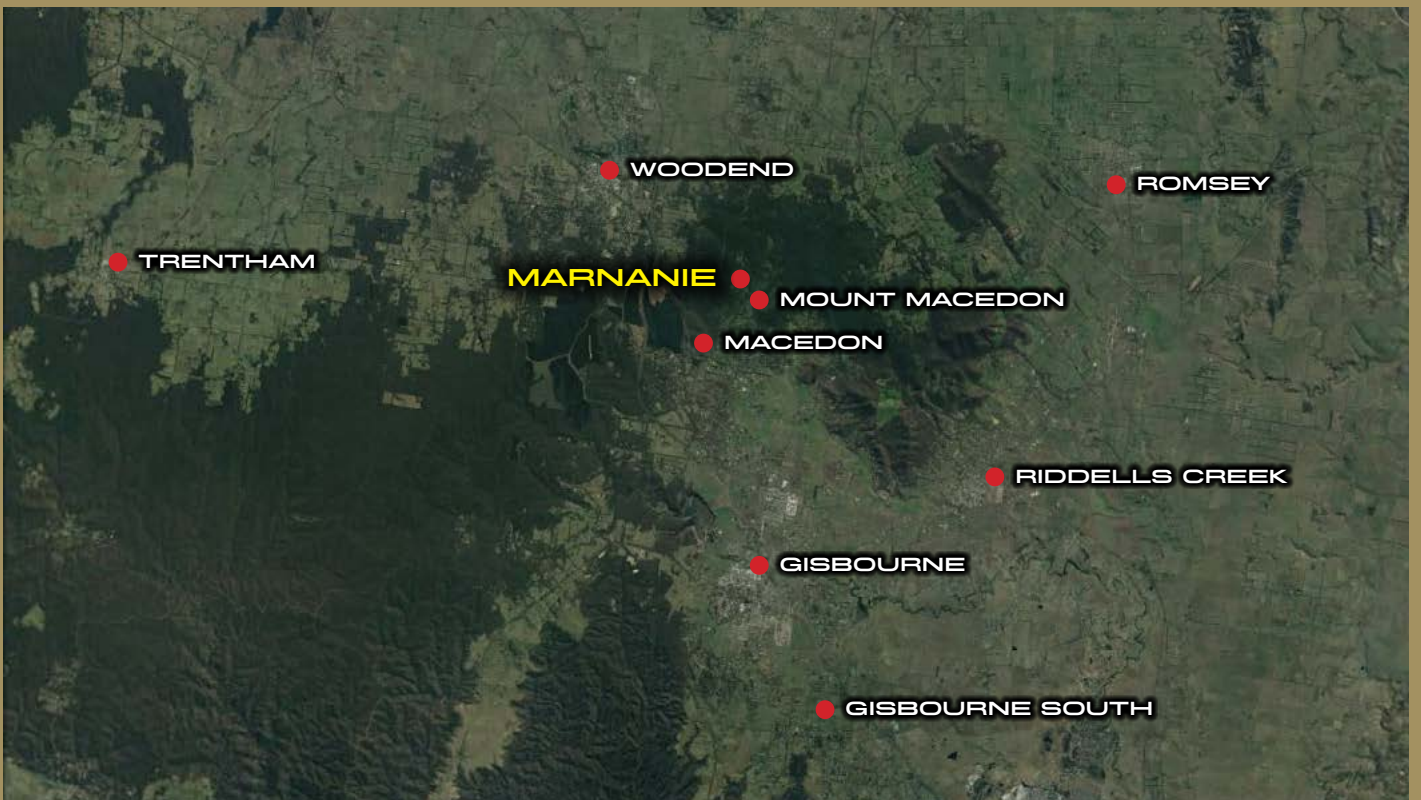


53 DEVONSHIRE LANE, MOUNT MACEDON, VIC



Boundary is approximate area only

LOCATION MAP



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