



Ormeau, 15 Mobbs Place

ENCHANTING STORYBOOK SETTING WITH STOCKED DAM!

Enviably set within an Ormeau acreage enclave, capture your own piece of paradise with this enchanting residence. Set on luxuriously sized 8723m2 parcel and boasting both access to and views of a huge stocked dam, you'll enjoy a sublime setting with all the conveniences you need still readily accessible!

Step into a storybook setting and be captivated immediately with whimsical colonial styled architecture enveloping you with warmth. A quintessential front porch and stained glass entry welcomes you into an expansive and flowing layout set on gleaming polished timber floors with soaring cathedral ceilings. There is effervescent natural light wafting throughout open-plan family and dining, with a wood burning heater ready for cozy winter nights, whilst a plush lounge room offers separation as desired.

Perfectly crafted to embrace the character of the home, the kitchen is wrapped in timber



For Sale
CONTACT AGENT

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joinery with a walk-in pantry cementing the exceptional storage at hand. Quality appliances include gas cooking whilst a tremendous supply of stone makes entertaining a breeze.

There is no better place to unwind and relax than outdoors, taking in your spectacular setting and supreme privacy from a massive covered deck and rotunda. Magic sunsets glisten off the large dam, fully stocked with mature Silver Perch and Bass! There is endless fenced space for children to play over the lush acreage land, with an edible landscape including mango, feijoa, lime and mandarin. An incredible sized entertainer's patio is also available downstairs, perfect when hosting large groups, whilst the sparkling in-ground swimming pool has poolside lounging, BBQ area and adjacent swing set!

The formal accommodation comprises of four bedrooms, two with walk-in wardrobes. The master includes a beautifully renovated ensuite as well as French doors leading to the rear verandah, whilst the family bathroom offers a large footprint and separate bath. Additional residence features include a large laundry with cabinetry, solar electricity and ducted air-conditioning. Sitting on just over two acres, the impressive property also includes a 15amp power points, water pump and dam fed irrigation, mains water plus bio system, 22,000L water tank, chook pen, huge double bay shed with remote roller doors, large workshop with roller door access, dual carport, concrete driveway and rear property access.

Wonderfully tranquil, this private sanctuary embraces all that life is meant to be with a haven to call your own. On the days you have to drag yourself away for other commitments, you won't have to go far with a superb array of schooling, shopping, business services, bus, rail and the M1 all just five to ten minutes away.

-8723m2 (2.1 acres)

-Whimsical setting with colonial architecture and gorgeous lush greenery

-Open-plan living and dining with polished timber floors, cathedral ceiling and fireplace

-Plush separate lounge room

-Large kitchen with superb storage, quality appliance and expansive stone

-Huge covered rear verandah with rotunda entertaining and incredible nature views

-Massive entertainer's patio flowing out to large grassed zones, in-ground swimming pool, BBQ area and children's swings

-Fully stocked dam with Silver Perch and Bass plus edible landscaping

-Four bedrooms; two including walk-in wardrobes

-Master including renovated ensuite plus French doors leading to alfresco

-Family appointed bathroom with separate bath

-Separate laundry/superb storage/huge shed with double roller access/large workshop with roller door access/dual carport/solar electricity/water tanks/dam fed irrigation

More About this Property

Property ID	1Y2JGWH
Property Type	House
House Size	408 m ²
Land Area	8723 m ²
Including	Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Solar Panels Grey Water System

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