



939 Melba Highway, Yarra Glen

Integrity



WEDDINGS AND WINERIES | LANDMARK IN THE YARRA VALLEY

Melba Lodge is an iconic landmark in the Yarra Valley's landscape. Offering unrivalled space and luxurious living in a commanding location, not only does it sleep at least 20 guests across a 2613 sqm site, the home has been tastefully upgraded to accommodate multiple families in need of blended or multi-generational living.

Being residential zoned but fit-for-purpose for holiday accommodation at scale, this property is a bet both ways: you aren't exposed to the risks of commercial rentals - instead, you are exposed to a very hot holiday market in Victoria's premier wedding and wine region.

The homestead has been James Hardie clad, beautifully appointed, and enjoys views of Mount Dandenong.

🛏 10 🚿 8 🚿 6 📏 2,613 m²

Price \$1,850,000 - \$2,000,000

Property Type Residential

Property ID 610

Land Area 2,613 m²

Agent Details

Rob Verhagen - 0448 820 022

Office Details

Integrity Real Estate - Yarra Glen

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The floor plan brings together the following zones:

- + Ground floor guest wing with master suite and 4 bedrooms
- + Upstairs guest rooms with additional master suite and 3 bedrooms
- + Conference area with dining and bar facilities
- + Kitchen 6 m x 4 m (approx.) with adjacent butler's pantry
- + Formal lounge room with cathedral ceilings
- + Self-contained apartment

Both master suites are king bedroom scale and enjoy ensuite bathrooms with all abilities friendly roll-in showers and walk-in robes. The single bedroom apartment with ensuite provides fully serviced kitchen and laundry in addition to a lounge room.

Externally the property boasts a 70 sqm covered outdoor entertaining deck, sympathetically designed to match the home's heritage-inspired architecture. There is also remote-controlled 8 m x 12 m concreted shed / workshop with power, ideal for wedding conversions or functions (STCA).

Premier features include:

- + Hardwood floorboards
- + Gas log heating
- + Reverse Cycle Split-System Air Conditioning
- + Built-in wardrobes to every bedroom
- + Ducted Heating and Cooling
- + 70 sqm covered entertainment deck
- + Outdoor entertainment area
- + Fully fenced perimeter
- + Remote controlled gates
- + 8 m x 12 m concreted shed with power
- + 3 phase power
- + Rinnai enviroflo electric heat pump hot water

Experience the magic this thoroughly unique property has to share. Exclusively inspecting by private appointment. Text 939MELBA to agent Rob Verhagen 0448 820 022.

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