



939 Melba Highway, Yarra Glen



## MARQUEE PROPERTY FREIGHTED WITH HISTORY

Standing on the original site of Yarra Flats Hotel circa 1864, Melba Lodge is an iconic address. Its gables with feature finials have been famous for two decades, formerly a successful bed and breakfast in the Yarra Valley's wedding heartland, the home has been converted to a private residence in recent years. Now, you have the chance to start a new chapter at this sought after address.

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.

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

🏠 10 🛏️ 8 🚿 6 📏 2,613 m<sup>2</sup>

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

**Property Type** Residential

**Property ID** 610

**Land Area** 2,613 m<sup>2</sup>

### Agent Details

Rob Verhagen - 0448 820 022

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
03 9730 2333

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.