



30 Rodger Road, Wandin North

Integrity



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UNPARALLELED LUXURY & LIFESTYLE | 2 DWELLINGS | LAKE FRONTAGE

- + 5 bedroom, 4 bathroom Hamptons / French Provincial mansion
- + Renovated Barn with 10 x 10 Garage and 2 Separate Units. (1 x 1 bed/1 bath and 1 x 2 Bed/1 bath)
- + 336 sqm of storage across 2 sheds with 3 phase power
- + Travertine-paved pool alfresco and large home gym
- + Olympic-sized horse arena and full equestrian facilities
- + Exclusive access to Patanga Lake: 120 m water frontage with 2 acres on title

DWELLINGS

Welcome to Patanga Lodge. Enter into a Hamptons inspired luxury mansion set on 10 acres with exclusive frontage to Patanga Lake, situated on prestigious no-through Rodger Road, minutes to the services of the eastern suburbs, and only 44 min to Melbourne.

8 6 19 39,735 m²

Price

Expressions of Interest

Property Type

Residential

Property ID 688

Land Area 39,735 m²

Floor Area 70 m²

Agent Details

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Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra

Rarely do estates of this quality arise: 5 bedrooms plus office, including 3 en suited king bedrooms with walk-in robes, and 2 additional wings with dedicated lounge rooms, study nook, as well as primary bathroom with high quality fixtures. There is additionally dedicated office with built-in bookcase/storage.

Glen, VIC, 3775 Australia
0407 531 226

Integrity
Yarra Valley & Kinglake Ranges

The home's central family / dining room features French oak herringbone flooring. The bespoke shaker-profile kitchen cabinetry is 2pac painted, complementing stone and timber benches, ceramic sink in the butler's pantry, integrated appliances, Phoenix Hamptons tapware, pressed tin splashbacks and a 900 mm Smeg oven and cooktop.

Features of the home include 10 foot ceilings, provincial cornices and ornate architraves and skirting, 16 closed circuit digital day/night cameras security system, full home water filtration system and 3 car carport.

By way of an impressive wrought iron staircase downstairs, there is a large gymnasium and entertainment room with bi-fold doors to the pool.

Externally the home shows off wraparound timber-lined verandas with Queenslander balustrading and hardwood decking boards. Above the pool is a large travertine entertainment deck with glass balustrading; beside the 12 m x 5 m inground fibreglass pool and 8 person spa is a travertine Croatian harbourstone-paved alfresco with remote-controlled awning over the adjacent deck.

Further, the home is connected to a 37.5 kva diesel generator (240 volt 3 phase) which supports the entire property during a blackout.

Air conditioning

- + 2 x reverse cycle Braemar ducted air conditioning systems (gas and electric) with zoned controls
- + 2 x gas continuous flow hot water services
- + Electric floor heating - Downstairs
- + Heatcharm wood heater built-in with surround and mantle in provincial cabinetry

The second dwelling comprises a stylishly renovated "barn-dominium", complete with 1 bedroom, 1 bathroom apartment, full kitchen, large living/meals area and european laundry area upstairs, fully air conditioned, serviced and insulated, and 2 bedroom, 1 bathroom apartment downstairs with large kitchen and lounge area, laundry nook. The barn also provides a 10 m x 10 m garage with external sliding barn doors, concrete floor, flood lighting and 2 store rooms plus laundry that could function as a wash area for equine equipment.

SHEDS

16 m X 12 m barn-style shed

- + 2 x maximum width and height remote-controlled roller doors
- + 125mm concrete floors
- + 3 phase power
- + 12 LED high bay lights
- + Large external LED floodlight
- + Security system
- + Cool room
- + Compressed airlines running full perimeter with retractable airline hoses

12 m X 12 m barn-style shed

- + Front and rear electric/remote roller doors
- + 3 phase power and water
- + 3 x 4 m x 6 m steel enclosed day yards
- + External security cameras
- + Driveway and laneway access to arena
- + Solar/motion activated sensor lights

GROUNDS

The property is fully fenced, secured with 5 m heavy duty steel electric sliding entry gate, complemented by exposed aggregate concrete driveway.

Horse-owners adore the 30 m x 60 m Olympic-sized show jumping arena with sand surface, hedged and illuminated 4 large 3000 watt LED lighting.

7 post-and-rail fenced paddocks are fitted with gateways, mains pressure troughs and steel gates, including mesh-fenced foaling paddock which could be used as a dog run.

There is also a semi-detached 30 sqm greenhouse of toughened glass with laminated roof, 9 hardwood planter boxes.

LAKE

The crown jewel of Patanga Lodge is its 120m full lake frontage with 2 acres of water on title with a private inlet and beautiful water lilies. The lake is kept in pristine condition, with no craft over 5 hp power vessel and no commercial pumping permitted, and exclusively private for residents only. Blissfully admire a myriad of native birdlife including pelicans, black swans, eagles and parrots. The lake is also stocked with trout varieties and red/yellow fin, eels and turtles. The original boat house is equipped with Colorbond roof, concrete floor, lighting and 3 phase power with irrigation pump.

This property is a lifetime in the making, and a true slice of paradise on earth. For your opportunity to secure Patanga Lodge, text 30RODGER to Will 0417 371 987 or Rob 0448 820 022.

Exclusively by private appointment.

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