

KAY&BURTON

24 March 2016



LIFESTYLE PROPERTY GUIDE

MORNINGTON PENINSULA

KAY&BURTON

Easter Long Weekend Open For Inspections

Saturday 26th March	
25B Barker Street, Flinders	11 – 11.30am
15 Myers Drive, Shoreham	11 – 11.30am
4396 Frankston Flinders Road, Flinders	11 – 11.30am
10A Bass Street, Flinders	11 – 11.30am
16 Wilson Road, Arthurs Seat	11 – 11.30am
32 Thomas Road, Red Hill South	12 – 12.30pm
5 Spindrift Avenue, Flinders	12 – 12.30pm by appointment
33 Glenvale Road, Flinders	12 – 12.45pm
89 Punchbowl Road, Flinders	12 – 12.45pm
70 Thompsons Lane, Merricks	1 – 1.30pm
70 Red Hill Road, Red Hill	1 – 1.30pm
2 Shoreham Road, Shoreham	2 – 2.30pm
50 Murray Drive, Point Leo	2 – 2.30pm
71 Prossors Lane, Red Hill	2 – 2.30pm
52 - 54 The Promenade, Somers	2 – 2.45pm
161 William Road, Red Hill	3.30 – 4pm
17 Casuarina Drive, Cape Schanck	4 – 4.30pm
Sunday 27th March	
25B Barker Street, Flinders	11 – 11.30am
10A Bass Street, Flinders	11 – 11.30am
15 Myers Drive, Shoreham	11 – 11.30am
32 Thomas Road, Red Hill South	12 – 12.30pm
33 Glenvale Road, Flinders	12 – 12.45pm
89 Punchbowl Road, Flinders	12 – 12.45pm
70 Thompsons Lane, Merricks	1 – 1.30pm
2 Shoreham Road, Shoreham	2 – 2.30pm
2-10 Coryule Street, Shoreham	2 – 2.30pm
52 - 54 The Promenade, Somers	2 – 2.45pm
207 Tucks Road, Shoreham	3 – 3.30pm

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FLINDERS - 89 Punchbowl Road

FOR SALE Contact Agent

5  4  2 

Leading edge luxury defines this brand new state-of-the-art residence designed as two pavilions connected via a contemporary glass link with a swimming pool and al fresco, three kitchenettes and zoned living set high on nine acres approx. to frame spectacular rural views to the deep blue of Western Port and Phillip Island.

AUCTION 10 APRIL AT 11.00AM

CONTACT: Prue McLaughlin 0417 389 006



FLINDERS - 25B Barker Street

FOR SALE Offers In Excess \$900,000

4  2  2 

Brilliantly positioned and beautifully executed, this superb contemporary single-level north-facing residence with a fabulous deck, zoned living, stone kitchen and relaxed beach house feel resides on a corner block between the beach and the Village for a faultless Flinders lifestyle for both permanent or holiday living.

AUCTION 17 APRIL AT 1.00PM

CONTACT: Andrew Hines 0400 630 630



MAIN RIDGE - 1308 Mornington Flinders Road

FOR SALE In excess of \$2,500,000

3  3  2 

Distinctively designer, this unforgettable contemporary residence's refined sophistication and perfect privacy define a sanctuary of unrivalled luxury in the heart of Main Ridge. Scandinavian in its vision yet quintessentially modern rural Australian, this sublime three bedroom, three bathroom residence has been fully renovated with an artist's eye for detail.

PRIVATE SALE

CONTACT: Andrew Hines 0400 630 630

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MERRICKS - 70 Thompsons Lane
FOR SALE Offers in excess of \$5,000,000

5  3  2 

This landmark estate set on 45.8 acres approx. crowns its secluded setting with spectacular panoramic rural views to the sandy coastline, Western Port and Phillip Island. Comprehensively appointed with a principal family residence, separate cottage, three acres of vines, cattle yards and more close to Merricks General store, beaches and the food and wine trail.

AUCTION 30 APRIL AT 1.00PM
CONTACT: Andrew Hines 0400 630 630



RED HILL - 70 Red Hill Road
FOR SALE Contact Agent

2  1  3 

Light-filled and beautifully renovated, this picturesque residence with elevated views to Western Port features two living areas, stylish kitchen, sublime spa bathroom and decked entertaining close to everything Red Hill has to offer.

PRIVATE SALE
CONTACT: Meg Pell 0403 161 105



FLINDERS - 33 Glenvale Road
FOR SALE Contact Agent

Spectacular rural and ocean views as well as the privacy and prestige of a quiet cul-de-sac in the secluded area of Flinders create superb surroundings for this single-level contemporary residence set on a low-maintenance 3114sqm approx. block surrounded by natural bush and farmland yet convenient to Village shops, the beach and Golf Course.

AUCTION 17 APRIL AT 12.00PM
CONTACT: Paul Armstrong 0418 624 962

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ROSEBUD - 2A Duells Road

FOR SALE \$2,350,000

4  1  3 

Set on 53 acres approx. with magnificent north western views of Port Phillip. Comprising open plan kitchen, dining, sitting room, second living room and workshop machinery shed. This well maintained property has been in the same ownership for the past 35 years approx. and is backed up by a very good water supply and fencing.

PRIVATE SALE

CONTACT: Tom Barr Smith 0438 368 020



FLINDERS - 2071 Boneo Road

FOR SALE \$3,500,000

3  1  1 

Comprising 48 acres of picturesque undulating land with outstanding views over West Head to Phillip Island and the dramatic Bass Strait coastline. Well fenced and subdivided into numerous paddocks, improvements comprise a comfortable home, farm buildings and two dams. Services include town water, power and phone.

PRIVATE SALE

CONTACT: Rollo Moore 0418 336 152



SOMERS - 52-54 The Promenade & 47 Parklands Avenue

FOR SALE Contact Agent

7  3  4 

Magnificent sea views toward Phillip Island, the Nobbies, Shoreham and Flinders, offer a stunning outlook for this substantial property with direct access to the beach. Architect designed, light-filled home with seven bedrooms and three living spaces. Large north-facing private gardens, terraces and sundecks, mod-grass tennis court.

AUCTION 10 APRIL AT 2.00PM

CONTACT: Paul Armstrong 0418 624 962

KAY & BURTON



FLINDERS - 5 Spindrift Avenue

FOR SALE Contact Agent

4  5  2 

One of the Mornington Peninsula's most impressive homes, this luxurious architect-designed residence with beach frontage has been crafted into the cliff face in Flinders most prestigious waterfront cul-de-sac with a swimming pool and panoramic water views across Flinders Pier to Phillip Island, The Nobbies and Seal Rock.

Private Auction Saturday 2nd April

CONTACT: Rollo Moore 0418 336 152



RED HILL - Lot 6, 4 Eatons Cutting

FOR SALE Contact Agent

Magnificent, northern views over Port Phillip Bay and the countryside abound from this lightly vegetated, well-positioned vacant allotment. Private, with tree lined boundaries. An ideal lifestyle property within easy commute of Melbourne. Approx. seven acres.

PRIVATE SALE

CONTACT: Tom Barr Smith 0438 368 020



RED HILL - 32 Thomas Road

FOR SALE Offers in excess of \$1,500,000

6  3  3 

Exclusive and secluded, this picturesque 6 acre approx. north-facing property with frontage to the Red Hill-Merricks Equestrian Trail and wonderful valley views is set in botanic gardens with excellent facilities for horses including an Olympic menage, a principal residence and separate self-contained studio close to Red Hill Village.

AUCTION 24 APRIL AT 1.00PM

CONTACT: Andrew Hines 0400 630 630

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SHOREHAM - 2-10 Coryule Street

FOR SALE In excess of \$2,500,000

3  2  2 

Encapsulating everything that makes a Shoreham lifestyle so special and with stunning country views to Western Port and Phillip Island, this renovated single-level residence sleeping up to ten people set on a magnificent 3.6 acres approx. is a wonderful sanctuary for either permanent or holiday living within a short walk of the beach.

AUCTION 23 APRIL AT 1.00PM

CONTACT: Andrew Hines 0400 630 630



FLINDERS -Pinnacle Park

FOR SALE Per Allotment \$1,500,000+

1  1 

The final parcels of land that formed part of the historic Pinnacle Park offer a rare and unique opportunity to build your dream home (STCA). The titles range in size from 6.92 to 14.33 acres approx. and all have views to the water of Bass Strait. If it is a few acres of land you are looking for, this could be the last opportunity available on the doorstep of Flinders.

PRIVATE SALE

CONTACT: Andrew Hines 0400 630 630



CAPE SCHANCK - 6 Meyrick Court

FOR SALE \$450,000

Seize this exciting opportunity to secure one of the few remaining, undeveloped, land parcels in the highly coveted Moonah Estate at Cape Schanck. Set in a prestigious neighborhood, close to world class golf courses with impressive views to Bass Strait. Build your ideal home on approx. 1348sqm.

PRIVATE SALE

CONTACT: Andrew Hines 0400 630 630

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DROMANA - 30 Bracken Ridge

FOR SALE Contact Agent

4  3  2 

Perched high on the sun-soaked northern slopes of Arthurs Seat to deliver breathtaking and expansive bay views. This unique and exciting rammed earth and concrete home is offered for sale as a work in progress with the option to fully realise the builder's vision or complete the project yourself. Land size 2170sqm. approx.

PRIVATE SALE

CONTACT: Meg Pell 0403 161 105



FLINDERS - 25 Eastern Grey Rise

FOR SALE - \$1,550,000+

1  1  2 

This award-winning Trust For Nature property with an energy efficient residence set on 50 acres approx. is akin to a privately owned national park with panoramic views across the undulating land to Bass Strait. The home with superb entertaining areas and abundant wildlife is tucked away yet close to everything.

PRIVATE SALE

CONTACT: Meg Pell 0403 161 105



MAIN RIDGE - 83 Tucks Road

FOR SALE Contact Agent

5  3  6 

Set within the gentle rolling countryside, this fabulous Tuscan influenced, architect- designed home with magnificent gardens, mature vineyard, an olive grove and excellent infrastructure is a private, rural haven both beautiful and productive. Approx. 17 acres.

PRIVATE SALE

CONTACT: Prue McLaughlin 0417 389 006

KAY & BURTON



SHOREHAM - 525 Tucks Road

FOR SALE Contact Agent

5  4  2 

One of Melbourne's finest estates, Bagnols resides on 4.5 acres approx. with an artisan French Country House situated in harmony with magnificent Paul Bangay designed European gardens with panoramic views over rolling hills and vines to Western Port and Phillip Island.

PRIVATE SALE

CONTACT: Andrew Hines 0400 630 630



RED HILL - 60 Sheehans Road

FOR SALE Contact Agent

5  6  6 

French provincial inspired home boasting world-class luxury in every detail from grand proportions to fixtures and fittings of the very highest standard. Wonderful gardens, pool, spa and stunning views across Port Phillip complete one of the Peninsula's finest properties now available for the first time. Six acres approx.

PRIVATE SALE

CONTACT: Rollo Moore 0418 336 152



MAIN RIDGE - 60 Uplands Drive

FOR SALE \$1,600,000

1  1 

Bordering the beautiful Main Creek Valley is this picturesque property on approx. 26 acres, held by the one family for over 32 years. This country haven features outstanding views across the rolling hills and is complete with established trees, fenced paddocks, reticulated water, ample shedding and spring-fed dam.

PRIVATE SALE

CONTACT: Andrew Hines 0400 630 630

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FLINDERS - 4396 Frankston Flinders Road

FOR SALE Contact Agent

2  1  1 

With panoramic views across rolling green hills to Western Port and Phillip Island and cradled within 1900sqm approx. of cottage gardens, this residence is a tranquil escape. Convenient to Flinders Village, Point Leo beach and Red Hill's wineries and restaurants, this is a fabulous permanent home, weekender or new home site STCA.

PRIVATE SALE

CONTACT: Meg Pell 0403 161 105



RED HILL - 164 Arthurs Seat Road

FOR SALE Contact Agent

4  2  16 

Unique opportunity to realise your food dream and acquire a local icon, the home of multi award-winning Poffs Restaurant and family residence with pool set on approx. 2807sqm with picturesque views over hills and vines to glimpses of the bay. Alternatively buyers could convert the property into a substantial family home, STCA.

PRIVATE SALE

CONTACT: Meg Pell 0403 161 105



POINT LEO - 50 Murray Drive

FOR SALE \$2,850,000

5  2  3 

Here where the coast meets the country and seclusion is a way of life resides one of Point Leo's most exquisite estates set on 9.6 acres approx. of park like grounds with a provincial-style limestone residence set in a quiet cul-de-sac only a few minutes' walk to iconic Point Leo beach, boat club and general store.

PRIVATE SALE

CONTACT: Andrew Hines 0400 630 630

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FLINDERS - 59 Eastern Grey Rise
FOR SALE Offers in excess of \$3,000,000

5 2 2

In one of the Mornington Peninsula's most unforgettable settings completely secluded from the world, this stunning 50 acre approx. property combines a magnificent family lifestyle with excellent amenity, superb home, stunning views to Bass Strait and resort style grounds with a tennis court and 20m lap pool.

PRIVATE SALE
CONTACT: Andrew Hines 0400 630 630



SHOREHAM - 41 Cliff Road
FOR SALE Contact Agent

6 3 2

A luxurious, architect designed, modern day tree house surrounded by spacious gardens. Expansive sea views, over Honeysuckle Reef to Somers, Phillip and French Island, and of surrounding native woodland. Peaceful and private. Masses of accommodation, several living spaces, high quality fittings and appointments, filled with natural light. Spectacular views at every turn. Approx. 1 acre.

PRIVATE SALE
CONTACT: Tom Barr Smith 0438 368 020



RED HILL - 161 William Road
FOR SALE \$1,450,000

3 1

Secluded privacy and picturesque open spaces. This peaceful property features an architect designed house overlooking vines, orchards and rolling countryside. Vineyard planted with Pinot Noir, livestock paddocks, creek, room for chooks, pets, vegetable beds. Mindful living in beautiful surrounds. 9.25 acres approx.

PRIVATE SALE
CONTACT: Prue McLaughlin 0417 389 006

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SHOREHAM - 15 Myers Drive

FOR SALE \$800,000 - \$850,000

3  2  2 

Terrific, elevated beach house, offering bright and sunny rooms opening to large decks with water glimpses. Comprising two double bedrooms with built in robes, bathroom and water closet, laundry and sunny reading nook. The first floor offers a large living/dining room opening to an entertaining deck, kitchen and master bedroom with adjoining bathroom and water closet. Other

PRIVATE SALE

CONTACT: Paul Armstrong 0418 624 962



ARTHURS SEAT - 16 Wilson Road

FOR SALE Contact Agent

3  2  2 

Tucked along a quiet country lane, this peaceful low maintenance lifestyle property, with two dams and a creek, offers space and complete privacy in an attractive bush setting. Freshly renovated, light filled three-bedroom home with easy care gardens. A fabulous weekend getaway. Approx. 5.6 acres.

PRIVATE SALE

CONTACT: Tom Barr Smith 0438 368 020



MAIN RIDGE - 32 Davos Street

FOR SALE Contact Agent

1  1  1 

Over 65 acres approx. of grazing and bush with views over rolling hills to Bass Strait, the Heads, Port Phillip, and the Bellarine Peninsula. Included are plans and a permit to extend the original architect-designed stone dwelling to a four bedroom home, plus a separate studio overlooking the stream and dam.

PRIVATE SALE

CONTACT: Meg Pell 0403 161 105

KAY & BURTON



FLINDERS - 185 Meakins Road

FOR SALE Contact Agent

4  3  4 

Situated within the gently rolling countryside, this excellent property with architect-designed house, guest cottage and beautiful old-fashioned country gardens, enjoys expansive views over paddocks to the sea beyond. Suited to various rural pursuits within easy reach of beaches and wineries. Approx. 50 acres.

PRIVATE SALE

CONTACT: Rollo Moore 0418 336 152



SHOREHAM - 2 Shoreham Road

FOR SALE Contact Agent

3  3  4 

This historic Shoreham property, one of the earliest settled in the area, with iconic house, established gardens and accompanying land enjoys picturesque rural views and sea glimpses. Create an idyllic country lifestyle close to beaches, boutique wineries, award winning restaurants and local shopping villages. Approx. 20 acres.

AUCTION 17 APRIL AT 11.00AM

CONTACT: Prue McLaughlin 0417 389 006



CAPE SCHANCK - 17 Casuarina Drive

FOR SALE \$975,000

3  2  2 

Architect-designed in two pavilions around a protective central courtyard, this solid-brick residence combines breathtaking views across Cape Schanck Golf Course to Bass Strait with superb accommodation. A guest wing, banks of glass, soaring ceilings and timeless appointments create the perfect coastal sanctuary.

PRIVATE SALE

CONTACT: Andrew Hines 0400 630 630

KAY & BURTON



RED HILL - 71 Prossors Lane

FOR SALE Contact Agent

4  2  2 

Secluded at the end of a country lane, "Granita" is a place of peace with beautiful views extending beyond its 3.3 acre approx. boundaries. Designed to harness the memorable vistas circulating around an ornamental wetlands, this residence showcases wide open spaces and a seamless connection with outdoors.

PRIVATE SALE

CONTACT: Meg Pell 0403 161 105



BONEO - 451 Truemans Road

FOR SALE Contact Agent

5  5  4 

An idyllic Tuscan-inspired retreat set in the heart of one of Australia's most desired lifestyle destinations, surrounded by an award winning olive grove. The 42 acre holding is home to the renowned "L'Uliveto Verde" label encompassing over 3000 olive trees and supported by its own high quality private production facility. The elegant house has been beautifully designed with grand

PRIVATE SALE

CONTACT: Rollo Moore 0418 336 152



FLINDERS - 29-31 Glenvale Road

FOR SALE Contact Agent

With breathtaking ocean views across 'Cyrils' and 'Big Left' surf breaks and surrounded by greenery, this almost 1.5 acre approx. block offers blank canvas exclusivity for a luxury new home (STCA) close to Flinders Village, Golf Club and the beach.

PRIVATE SALE

CONTACT: Meg Pell 0403 161 105

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FLINDERS - 10a Bass Street

FOR SALE Contact Agent

4  3  2 

Enjoy panoramic sea views of Bass Strait around to Western Port Bay, Phillip Island and Seal Rocks from this well located, contemporary beach house. Stroll to beach, shops and golf course.

AUCTION 24 APRIL AT 11.00AM

CONTACT: Prue McLaughlin 0417 389 006



CAPE SCHANCK - 2 The Cups Drive

FOR SALE \$1,200,000 - \$1,300,000

One of the Mornington Peninsula's finest allotments, one hectare (2.471 acres) approximately, with unsurpassed views over Bass Strait coastline, across pretty undulating rural country, golf links and Port Phillip to the Melbourne skyline. Location is superbly private.

PRIVATE SALE

CONTACT: David Heathcote 0427 297 539



ARTHURS SEAT - 127 Fitzgerald Rise

FOR SALE Contact Agent

Privileged with space and one of the best aspects around the bay is this unique parcel of land. Featuring views of Dromana Bay, Mount Martha and the City Skyline with glistening water and beautiful coastal landscapes, stunning both by day and by night. Exceptionally private, set on 2,887sqm approx. the options here are endless.

PRIVATE SALE

CONTACT: Gowan Stubbings 0412 269 999

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MAIN RIDGE - 207 Tucks Road
FOR SALE - In excess of \$2,750,000

5  4  2 

Aligned with the natural contours of its surroundings, this bespoke five bedroom, four bathroom single-level contemporary residence set on a botanic 5.7 acres approx. has been crafted into the hillside amongst the treetops with spectacular elevated views across a rolling carpet of green to the brilliant blue of Western Port and Phillip Island.

EOI Closing Tuesday 26 April at 5.00pm
CONTACT: Andrew Hines 0400 630 630

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ANDREW HINES
Director - Flinders

Andrew started in the industry as soon as he left school and can hardly remember a time when he wasn't buying, selling or looking at property. Energetic, enthusiastic and thoroughly committed, Andrew is considered one of Kay & Burton's most complete agents, regarded not just for his strong sales record but also his superb skills as an auctioneer. Andrew's career has included almost 11 years at Kay & Burton – where Andrew has achieved success in marketing developments and high-end housing.



PRUE MCLAUGHLIN
Director - Flinders

Prue is a licensed agent at Kay & Burton's Flinders office. Born and raised on the Peninsula, Prue has firsthand knowledge of the diverse area from both a geographic and cultural point of view, which is essential to her work. Her familiarity with the area and also her particular sensitivity to the needs of the vendor and buyer has helped her achieve the best results for both parties.



PAUL ARMSTRONG
Sales Consultant

In a career spanning over 40 years, from marketing quality properties in Melbourne's top suburbs to lifestyle and rural properties on the Mornington Peninsula, Paul's understanding and professional approach coupled with constantly achieving outstanding results, has made him one of the most trusted and respected names in the industry. Recognized as one of Melbourne's leading auctioneers for his outstanding skills.



ROLLO MOORE
Sales Consultant

Rollo Moore's real estate career began more than 30 years ago when he joined the sales division of Kay & Burton South Yarra. A seasoned campaigner, Rollo has had experience with a diverse range of real estate on the Peninsula and is able to draw on his extensive knowledge of the area to provide clients with an accurate assessment of their property. His advice is widely sought by both sellers and buyers.



TOM BARR SMITH
Sales Consultant

Tom relocated to the Flinders area with his family in 2008 after having spent much of his childhood there. His love for the unique blend of rural and coastal landscapes was the main driving factor for the move, and in his work, he tries to convey that love to his clients. Tom's previous experience with, and exposure to, different cultures, has been an added advantage in communicating and negotiating with those wanting to sell as well as buy.



MEG PELL
Sales Consultant

Growing up on the Peninsula, Meg has a familiarity and strong sense of connection to the Flinders region that reaps rewards for her clients. Having spent her adult life in London and Sydney forging a sales and management career in travel, hospitality and public relations, Meg returned 15 years ago with an impressive portfolio of key strengths: strong work ethic, great determination and excellent negotiating and communication skills.