



Indicative Property Outline

# “MARNONG”

## INVESTMENT/LANDBANK/LIFESTYLE OPPORTUNITY

This significant Estate is to be offered either individually or as a whole

2255 Mickleham Road, 45 Old Sydney Road (2335 Mickleham Road)  
& 105 Old Sydney Road, Mickleham

# Receivers' Tender

Closing Monday 20 July 2015 at 3:00 pm



## 45 Old Sydney Road (2335 Mickleham Road), Mickleham

- Hospitality and Accommodation Complex, incorporating the superbly renovated Historic Marnong Residence, a Modern Restaurant/Function Centre and Eight Accommodation Suites
- Suitable for an Operator, Investor or Lifestyle Purchaser to Create a Unique & Stunning Residence
- 90 Hectares (222 Acres)\* of Attractive Level & Undulating Country with Magnificent Rural Views
- Extensive frontage to Deep Creek
- Licence Agreement with Existing Operator

\*approx.



## 2255 Mickleham Road, Cnr Kinnear Road, Mickleham

- Land: 40 Hectares (100 Acres)\*
- Elevated Position with Outstanding Rural Views
- Ideal Rural/Lifestyle Holding
- 3 Main Paddocks
- Three Dams

\*approx.



## 105 Old Sydney Road, Mickleham

- Land: 40 Hectares (100 Acres)\*
- Level & Undulating Land with Outstanding Rural Views
- Three Timber Dwellings, 2 Currently Let
- Two Dams

\*approx.

# Receivers' Tender

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- All zoned 'Green Wedge'
- Only 36 kilometres from Melbourne CBD
- Within 20 kilometres of Melbourne Airport
- In close proximity to the UGB and New Merrifield Development
- Planning Permit for Land Fill/Contouring

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**SUTHERLAND**  
**FARRELLY**

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