

**156 Eramosa Road, Somerville, Vic 3912**



**House For Sale**

Wednesday, 29 May 2024

156 Eramosa Road, Somerville, Vic 3912

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 10**

**Area: 39 m2**

**Type: House**



Katie Jones  
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Abby Fraser  
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**\$10,000,000**

Welcome to your slice of paradise! Nestled on 97.29 acres of lush, fertile land, this remarkable property is a dream come true for any aspiring farmer or investor. Boasting expansive market gardens and a fully operational working property, this is your chance to own a piece of agricultural heaven. Located closer to a main town than any other property of its kind on the Mornington Peninsula, convenience is at your fingertips. With easy access to public transport, shops, and schools, you'll enjoy the perfect blend of rural tranquillity and urban amenities. Whether you're looking to expand your farming enterprise, start a new venture, or simply escape the hustle and bustle of city life, this property offers endless possibilities. Don't miss out on this extraordinary opportunity to own a piece of prime real estate. Contact us today to arrange a private inspection. Property Features include but not limited to; - 2 bedroom / office unit, complete with kitchen, lounge, bathroom and split system heating / cooling. - Workers lunch room with toilet. - Camera system with monitor. - Permanent irrigation, all solenoid controlled with Goldtec irrigation controller. - Rear dam approx. 40 meg storage and 3 phase electric irrigation pump with variable speed drive that runs between 13 sprinklers to 156 sprinklers. Rear irrigation 6 inch mains and 4 inch submains. - Front dam approx. 50 meg storage with 2 x 3 phase irrigation pumps that will run 52 sprinkler large pumps or 130 sprinklers. Front irrigation 8 inch mains and 4 inch submains. - One 80 meg bore with pump, licenced for use of irrigation, domestic & stock, dairy use, and general non-irrigation farm use. Also a brand new bore drilled. - Main shedding includes a 24 pallet cool-room, packing and wash area, loading and storage area and 3 phase power. - Machinery shed and spray shed offering a 1600 liter water tank to fill spray tanks and connected to water mains. 2 x pressure pumps in wash bay. - 6 x 18,000 liter water tanks. - Mains water and power to property. Mains gas is located on council road near entrance of farm. \*\*\* This property can be purchased with 3 options; - Vacant possession - With lease in place, to ensure the purchaser's income stream - Walk in / walk out, all inclusions to be negotiated at time of sale.