

# 17 Almond Bush Street, Somerville, Vic 3912

HOMES & ACREAGE

## Acreage For Sale

Wednesday, 31 January 2024

17 Almond Bush Street, Somerville, Vic 3912

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Area: 5 m2

Type: Acreage



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## \$1,400,000 - \$1,500,000

Situated on the close perimeter of Somerville town centre with major shopping, schools and all amenities close by, this 5 acre (approx) property with original mid-century brick abode is brimming with untapped potential. Whether establishing a berry farm, raising alpacas, creating an equestrian oasis or building a brand new country home, the property is suited to any number of ambitions and endeavours. Set at the front of the property off a quiet country lane, the 3-bedroom brick homestead overflows with old-world charm. Certainly comfortable for the rental market, a groundskeeper or to inhabit as you await plans and permits for a potential greater vision, it features a light-filled family meals area and a lovely lounge with vintage floral carpeting. The well-sized kitchen is fitted with a Westinghouse oven with electric cooktop, while the bathroom with 2-way access offers a mid-century vanity, walk-in shower with grab rails and a separate toilet. Dual carports and a lock-up garage provide undercover garaging for up to 6 vehicles, while a 6.2 x 15.5m open tractor bay and a 15.7 x 27m powered machinery shed with workshop, ample storage and a cool room are among the infrastructure. A short zip to shopping centres, restaurants, services, the train station, Somerville Primary School, Somerville Secondary College and the Peninsula Link Freeway, just 50 minutes to Melbourne and an easy drive to Port Phillip and Western Port beaches, the location would also lend itself superbly to a lifestyle property. Homes and Acreage is proud to be offering this property for sale – To arrange an inspection or for further information, please contact the office on 1300 077 557 or [office@homesacreage.com.au](mailto:office@homesacreage.com.au)

Features:

- 5-acre (approx) land with additional option of 2 x 4.75-acre (approx) lots at \$1,000,000 each
- Mid-century 3BR house
- Estimated rental income of \$450 per week
- Lounge with vintage floral carpet
- Light-filled family meals
- Spacious original kitchen
- Elevated Westinghouse oven with electric hob
- 2-way bathroom with vintage vanity
- Walk-in shower with grab rails
- Separate toilet
- Ducted heating & airconditioning
- Traversed by tributary of Watson Creek
- 15.7 x 27m machinery shed with workshop & cool room
- 2 carports & a double garage
- 6.2 x 15.5m open tractor bay