

**63 Whitneys Road, Somerville, Vic 3912**



**Sold Acreage**

Friday, 1 September 2023

63 Whitneys Road, Somerville, Vic 3912

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 7 m2**

**Type: Acreage**



Chris Fahl



George Koklas  
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**\$3,400,000**

The Ultimate Lifestyle Balance Striking the perfect balance between work and play, presenting a wonderfully relaxed way of life, 'Sweetwater' is a 4-bedroom residence on a 7.5 Ha (approx.) working poultry farm, offering the best of both worlds with every corner of the property utilised for complete lifestyle enjoyment. The beautifully inviting ranch-style residence flourishes with traditional country charm, enjoying timber-clad walls, wood heaters, exposed beams and soaring ceilings throughout its incredible 4-bedroom plus study layout. Introduced by a full-width entertaining deck and a gourmet kitchen with premier appliances, it features dual living zones, a home office and a magnificent live-edge wet bar for carefree entertaining in the rumpus. An established poultry business has been curated for lucrative returns from minimal maintenance, headlined by two 2,100sqm (approx.) sheds that have been extensively engineered well above standards, complemented by staff amenities and easy perimeter access for servicing trucks. A complete lifestyle package includes 6-car carport accommodation and an adjoining powered workshop for the automotive enthusiast, while equestrian ventures are equally catered for, with three holding paddocks, a stable and tack room, and three large paddocks. An array of storage and machinery sheds and three separate dams offer additional appeal. A verdant setting moments from Yaringa Marina and the marshy coastline of Westernport sets the scene for the very best of coastal and country living, a mere hour's drive from Melbourne and equally distanced from the village conveniences of Somerville, Pearcedale and Tyabb townships.