

# 7/40 Eramosa Road East, Somerville, Vic 3912

**BREWSTERS**  
PROPERTY GROUP

## Unit For Sale

Saturday, 4 May 2024

7/40 Eramosa Road East, Somerville, Vic 3912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 170 m2

Type: Unit



Brewsters Property Group  
1800273543

**\$725,000**

55% NOW SOLD! A Boutique development of only nine residences, featuring 3 & 4 bedroom designs. All properties offer double garages with internal access and private low maintenance fully landscaped backyards. Finished with a quality turn key inclusions list including 900mm appliances, stone bench tops, dishwasher, split system air-conditioning, gas ducted heating and window furnishings. These residences make the ideal home or an addition to your investment portfolio close to all amenities. Other Features: -Fixed Price Contracts -No Progress Payments -All Deposits Secured In Trust -Full Turnkey Inclusions List -Huge Stamp Duty Savings (Owner Occupiers) -10 Year Structural Warranty -Estimated completion late 2024! Enquire today for further information!