

# 144 Coolart Road, Tuerong, Vic 3915

HOMES & ACREAGE

## Acreage For Sale

Wednesday, 10 July 2024

144 Coolart Road, Tuerong, Vic 3915

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 5 m2

Type: Acreage



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**\$2,800,000 - \$3,080,000**

An enchanting opportunity to pair lifestyle with vocation, this 12.5 acre (approx) property with five bedroom farmhouse and commercial nursery encapsulates the essence of country living with ample room to raise a family while operating a lucrative business venture. Generously sized and awaiting its next chapter, the two storey residence features two expansive living areas, a large country kitchen with dishwasher and butler's pantry, as well as a built-in cocktail bar and roaring open fireplace. The vast central terrace beneath a high pitched pergola provides a built-in pizza oven for sensational outdoor entertaining. Gazing out across the undulating lawn and lake-like dam beyond, the setting will transport you to Provence. An enormous master suite with lounge, bathroom and dressing room shares the picturesque outlook, while a guest room with ensuite, family bathroom with clawfoot tub, a powder room, wood heater, evaporative cooling and a carport are among the inclusions. Detached from the main residence, a self contained bungalow with bathroom and kitchenette is ideal for a teenager, overnight guests or a groundskeeper. The expansive main shed includes a staff room with a kitchenette and wood heater, two offices, a storeroom, and a cellar. Additionally, a second shed with six bays offers four open parking spaces for tractors and trucks. The property is serviced by a prolific bore, with a permit allowing for the extraction of 40 million litres of water annually. The bore is highly reliable, operating continuously and currently supplying 25 million litres. Operating successfully as 'Hermitage Nursery', the property features two large dams, numerous nursery potting areas, and multiple greenhouses. Whether you plan to continue the current operation or embark on a new venture, the land and infrastructure are ideally suited for a wide range of agricultural or horticultural pursuits. Located in the heart of wine country and around under an hour from Melbourne, the property is a short drive to Wallaroo Primary School, Western Port Secondary College, the major shopping of Hastings, foreshore facilities and the equestrian trails. 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: FARMHOUSE • Expansive 5BR, 3bath family farmhouse • Vast open living & dining with tiled flooring • Sumptuous 2nd lounge on upper level • Built in cocktail bar with scullery • Huge country kitchen with DeLonghi oven • Gas cooktop, AEG dishwasher & butler's pantry • Capacious central terrace with pergola & pizza oven • Spacious master suite with dressing room & ensuite with dual shower • Junior wing with 4 bedrooms • Family bathroom with clawfoot tub & guest ensuite • Powder room • Evaporative cooling, fireplace & wood heater • Double carport • Veggie boxes & stone firepit BUNGALOW • 1 bedroom, 1 bathroom unit with kitchenette MAIN SHED • Staff room with kitchenette & wood heater • 2 offices • Storage • Wine cellar • Bathroom MACHINERY SHED • 6 bay shed with 4 open bays GROUNDS • 5 greenhouses • 6 nursery potting areas • 2 dams • 4 propagation houses with automatic mist system