

47 Tubbarubba Road, Merricks North, VIC, 3926

HOMES & ACREAGE

Acreage Semi-rural For Sale

Tuesday, 3 September 2024

47 Tubbarubba Road, Merricks North, VIC, 3926

Bedrooms: 5

Bathrooms: 1

Parkings: 4

Type: Acreage Semi-rural



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Unbridled Potential On 63 Acres

A commanding 63 acre parcel loaded with potential to fulfil your pastoral, equine, viticultural or horticultural dreams!

With a coveted Merricks North address, a gentle northerly slope, and a dam, this property presents a thoroughly unique opportunity. It includes an existing 3-bedroom residence ready for renovation, extensive new shedding, and potential home sites (STCA). Ideal for a range of agricultural pursuits, whether you're looking to grow grapes, graze cattle, breed horses, or explore other ventures.

A recently completed farm gate shop has any numerous uses – from selling fresh produce to a cellar door or even accommodation (STCA) featuring a large open plan function room, potential kitchen or serving area, larder and four upstairs storage rooms.

Handmade Tasmanian clay floor tiles, plumbed for underfloor heating, adorn the downstairs area beneath a soaring double-height ceiling. Banks of concertina doors open to a rear patio, offering sweeping views over the property.

A nearby four-bay garage with roller doors also includes two office or storage areas separated by a bathroom, while a massive 18 x 9m three-bay high clearance shed can handle all the farm machinery.

Largely cleared with some remnant bushland areas, other features of the property include a remote front gate, sizeable dam and wetland area, secure perimeter fencing and easy access to Peninsula Link and popular tourist 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

Features:

- Exciting 3BR residence
- Many potential agricultural uses
- Potential home sites (STCA)
- New farm gate shop
- Four car garage with offices & bathroom
- Huge 18x9m machinery shed
- Dam & wetland area
- Cleared pastures
- Gentle northern orientation
- Some remnant bushland
- 130,000L tank water storage
- Remote front gate
- Minutes from Peninsula Link
- Coveted Merricks North address
- Frontage to tourist trail