

**1 South Boundary Road East, Somerville, VIC, 3912**



**Rural For Sale**

Saturday, 31 August 2024

1 South Boundary Road East, Somerville, VIC, 3912

Bedrooms: 3

Bathrooms: 2

Type: Rural

## **Westernport Coastal Frontage Acres**

Boasting direct frontage to Westernport Coastal Reserve, this 47 acre (approx) property offers a rare opportunity to acquire an exceptionally private property with access to Westernport Bay. Imagine fishing from the banks, or launching your own boat and heading out into Westernport Bay anytime you want!

The brick veneer home offers three separate living spaces and a large north facing deck, the perfect place to relax and soak up the serenity.

The main bedroom and ensuite are at one end of the house, with the remaining two bedrooms and bathroom at the other end.

A large 12m x 18m barn style colourbond shed provides plenty of storage/workshop space.

The land is divided into seven paddocks, with water supplied to troughs from the central dam.

Conveniently located only 4kms from Pearcedale and 6kms from Somerville, yet when you're at this property it feels like you're another world away.

Property is currently tenanted, so inspections are strictly by appointment only.

Coastal frontage properties don't come onto the market every day, so don't miss your opportunity to secure this unique lifestyle acreage.