

# 266 Somerton Park Road, Sale, VIC, 3850

**Elders** Real Estate

## House For Sale

Tuesday, 26 November 2024

266 Somerton Park Road, Sale, VIC, 3850

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Greg Tuckett



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## Rural Property In Town

- ☑ 30 acres (12.07 ha) ,17 Paddocks
- ☑ 31.3mgs MID Irrigation water
- ☑ 3 BR house, In ground pool, Entertainment area
- ☑ 2 BR, 1 Bathroom Bungalow/Unit
- ☑ Stables, Office, Shedding, Dual access

This exceptional 30-acre lifestyle property combines the serenity of country living with the convenience of being close to town. With 31 megalitres of irrigation water, it is ideal for agricultural use or simply enjoying the expansive outdoor space. The property offers dual road access, providing ease of movement for equipment, caravans, or livestock. It also features multiple sheds and a professional-grade stable block with 10 stalls and an office, making it perfect for horse enthusiasts, storage, or livestock management.

The main residence is a spacious 3-bedroom home, designed for comfortable living with a large, inviting outdoor area perfect for entertaining. The backyard's standout feature is a luxurious in-ground pool, surrounded by palm trees, offering a private tropical retreat.

For extra accommodation, there is a separate bungalow or granny flat with its own bathroom and two bedrooms, providing privacy for guests or extended family.

Just 1 km from Sale Township and 2.5hrs from Melbourne, this property offers the perfect balance of rural peace and urban convenience, close to local services with town water and gas, sportsgrounds, schools and shops. Whether you are seeking to downsize from the farm or need extra space for the family, this property is a must-see!

For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

Or call us on (03) 5144 4444