



1340 Frankston Flinders Road, **Somerville**

INCOME PRODUCING AND IN EXCESS OF 40 ACRES

Inspect any time by appointment

Situated on approx. 44 acres there are currently several income producing streams on this property. Approx. 1 quarter of the property has been fenced into five paddocks with 6ft cyclone and electric fencing. The current income generated from this section alone leads to a very healthy lifestyle for the future owner. There is potential to double this income again if you're willing to. The remaining paddocks have had their fencing and drainage upgraded to accommodate race horses with water and shelter to each enclosure. The character and charm of this beautiful 1930's country cottage is very comfortable offering four large bedrooms and period features such as picture rails, double hung sash windows, polished floors and decorative plaster ceilings. There is a mixture of shedding and stables also recently refurbished with hot/cold wash bay for the horses and tack room. There are many extra inclusions which can be left with the sale or negotiated out, such as a horse treadmill, tractor and quite a few more items. Your choice. There are few properties this close to town on sizeable acreage so make your move before its gone.

4  2  3 

\$2,950,000 - \$3,245,000

ID# 11637100363



Craig Mann
0412 559 816

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.



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