



### 109 Sommerville Road Wedderburn VIC

3  2  4 

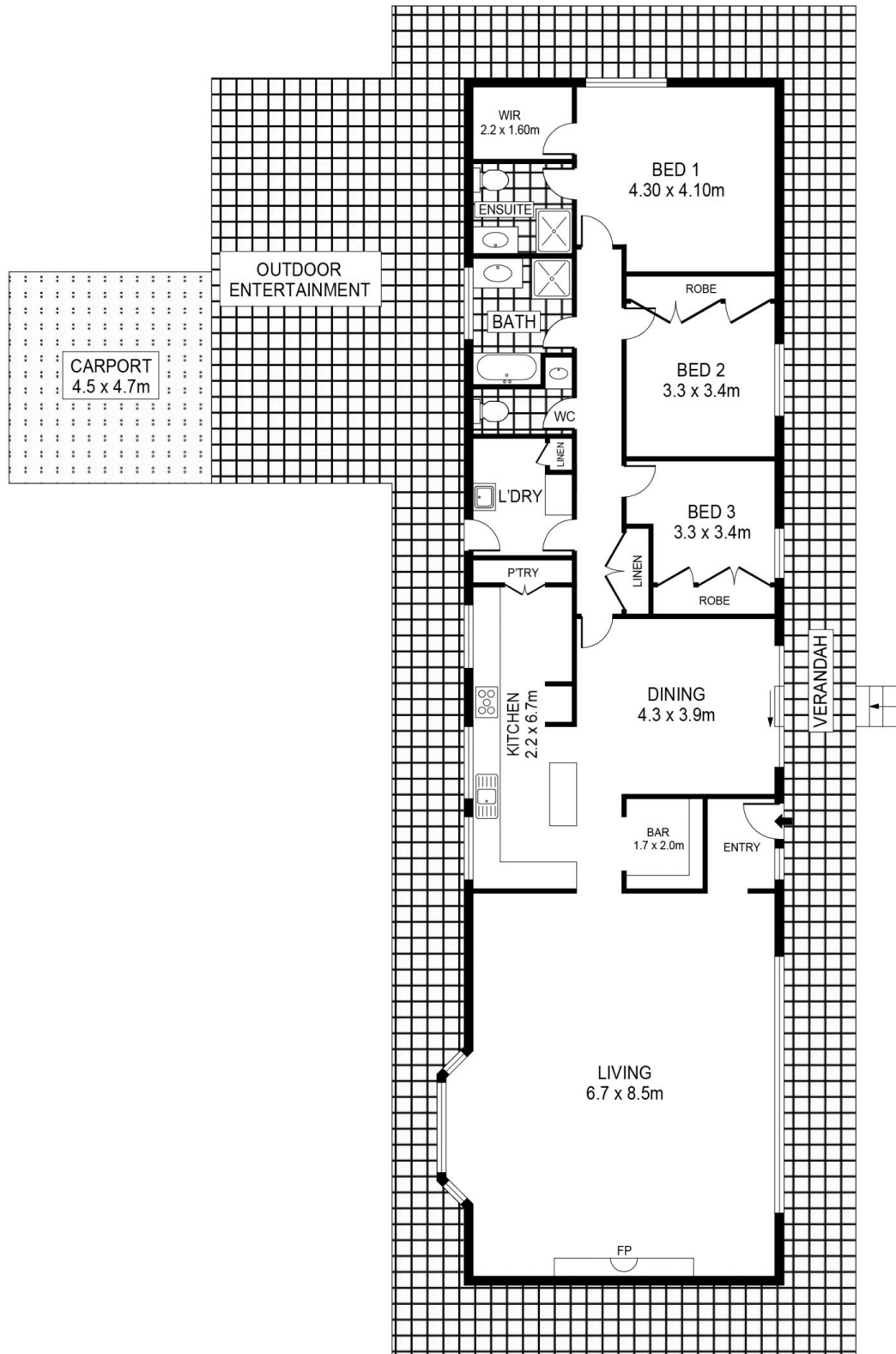
Set back off the Calder Highway on an elevated 20 acre farmlet with a solid brick home consisting of 3 good size bedrooms, master with walk in robe and ensuite. Bedrooms 2 & 3 both have built in robes and ceiling fans. The open plan, well appointed kitchen with breakfast bar which overlooks for the dining area. The home has an extra large lounge room with log fire and built in bar which is great for entertaining there is also a large split system for instant heat and cooling. Throughout the property every room offers relaxing views across the rural private setting as well as veranda decking wrapping the entire the house. Outside there are 5 dams in total - 3 large and 2 smaller ones and 90,000 litre water tank. There is a garage and open front shed. The property is quiet and peaceful and only minutes from the centre of Wedderburn.

**Price** : \$530,000 - \$560,000

**View** : <https://www.bendigoballaratrealstate.com.au/sale/vic/greater-bendigo-region/wedderburn/residential/house/7975557>



**Sue Dearaugo**  
03 54449888  
0418 518 774



SCALE (METRES)

SCALE IN METRES. INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED HEREIN IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.  
Ref. No: 240409

INT	: 196m <sup>2</sup>
CARPORT	: 21m <sup>2</sup>
VERANDAH	: 109m <sup>2</sup>
OUTDOOR ENTERTAINMENT	: 36m <sup>2</sup>

109 SOMMERVILLE ROAD

WEDDERBURN