



Steels Creek



## OASIS BLUEBERRY FARMS - EXTRAORDINARY PROPERTY

Located in a quiet, leafy part of Steels Creek is this amazing property called Oasis Berry Farms. It has been a created over the past 12 years from a vacant piece of land (approx. 15 acres) to what it is today. It showcases 5000 Blueberry bushes, Theme Gardens, Dinosaur Trail, Miniature Garden and Rose Garden. The property is being sold as a going concern.

There are 10 varieties of blueberries producing an estimated 20 to 22 tons for this current season. They are picked, packed and sold to local and interstate clients, and people visiting the property. Every successful business must have the right infrastructure and equipment to operate at its maximum potential. Oasis Berry Farms is in every way. This includes the main shed 24 x 12 metres with a 6 x 4 cool store, office space, kitchenette, 2 toilets, 10 kilowatt of solar power and lots of storage space. The second shed 18 x 9 metres is mainly for housing machinery, workshop and chemical storage. Power

🏠 16 📏 15.00 ac

**Price** 2,000,000 - 2,200,000

**Property Type** Residential

**Property ID** 572

**Land Area** 15.00 ac

### Agent Details

Bill Verhagen - 0417 371 987  
Rob Verhagen - 0448 820 022

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
03 9730 2333

supply is to all areas of the property, and everything that has been planted is under irrigation.

# Integrity

Yarra Valley & Kinglake Ranges

The water supply is amazing with 175,000 litres of drinking water in storage tanks and 2 dams approx. 4 megalitres each. One is the irrigation dam and the other is a showpiece with a bridge and an island, which can also be used as a back up dam.

Apart from the Blueberry bushes there are 50 fig trees, an orchard of fruit trees, citrus trees and many more. The property is open to the public 7 days a week. Most exiting for children to explore the Dinosaur Trail and Miniature Gardens.

Price Range \$2.5 to \$2.7 mil.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other 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 inquiries in order to determine whether or not this information is in fact accurate.