

## Echuca, 3498 Murray Valley Highway

### BEST OF CREEK LIFE & LIFESTYLE & INCOME

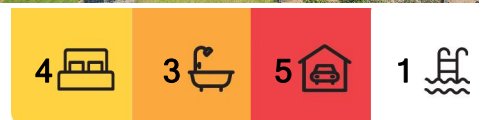
This beautifully designed architectural home is really something special both in terms of views and construction and offers an excellent lifestyle investment for the future. Located on a private 50-acre site in sought-after Gunbower Creek with spectacular 180-degree views. This property is finished to the highest of standards and is wonderfully comfortable all year-round.

The home is oriented to the north-east to take advantage of all day sun and spectacular surrounding creek views. It centres around an open-plan kitchen, dining and living room which opens onto the large, inspired outdoor living space. Featuring an impressive wood fire pizza oven, a huge stacked brick open fire and outdoor dining area with auto blinds to ensure all weather options are taken care of at the touch of a button. The kitchen is an entertainers dream with a well-equipped pantry, storage and bench space.

The master enjoys full height windows, very spacious en-suite and a private retreat with



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Considered - Contact Agent

**View**  
By Appointment

**Contact**  
**Allison Minter**  
0419 593 801  
allison.minter@ljhooker.com.au

**Wayne Rees**  
0499 355 105  
wayne.rees@ljhooker.com.au

**LJ Hooker Echuca**  
**(03) 5480 6922**

decking to carry through the theme of space, natural light and quality finishes that complement the spectacular vistas.

Cleverly designed with multiple zones to cater for large families, you find another three bedrooms that enjoy their own private wing, including the central bathroom, lounge and large office or fifth bedroom, second toilet and poolside alfresco access.

A practical workspace for the grower of fruits and flowers, or a garden retreat for the green-thumbed amateur that adds to the beauty and value of a home.

The acreage can be an industrial-scale cropping with a practical farm layout with a laneway system to 3 larger paddocks and 1 smaller paddock (rich sandy soils) of improved lush pastures and fencing throughout.

Outbuildings include 4 bay hayshed and 3 bay machinery shed with lock up workshop and 2 car garage with remote doors with internal access from the mudroom, S&D, and large water tanks assuring ample water supplies and boast a 20kw 60-panel solar for low-cost living.

Exclusive water frontage offering a multitude of water sports with 700m (approx) superior creek frontage that remains at a consistent level all year round and features your own connected licensed jetty. This property offers creek living in a beautiful setting with easy access to Echuca.

Avid property pundits will immediately appreciate the rarity of this opportunity as this privileged creek position is within one of the area's most exclusive waterfront cul-de-sacs - we would consider this offering to be real estate royalty for Creekside living.



**LJ Hooker Echuca**  
**(03) 5480 6922**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | RPAFBW   |
| <b>Property Type</b> | AcreageSemi-rural  |
| <b>Land Area</b>     | 50 acre  |
| <b>Including</b>     | Ensuite<br>Air Conditioning<br>Toilets (3)<br>Pool<br>Fire Place<br>Deck<br>Dishwasher<br>Outdoor Entertaining<br>Floorboards<br>Workshop<br>Built-in-Robes<br>Remote Garage<br>Solar Panels |

**Allison Minter 0419 593 801**

Principal | [allison.minter@ljhooker.com.au](mailto:allison.minter@ljhooker.com.au)

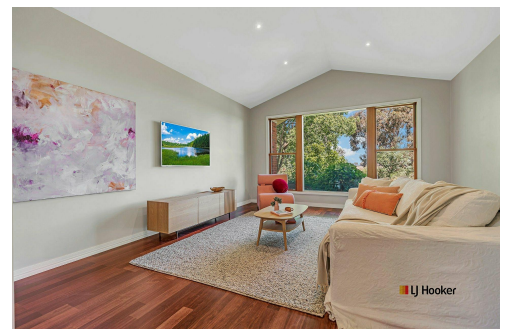
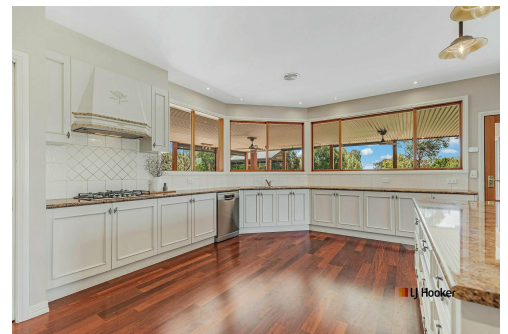
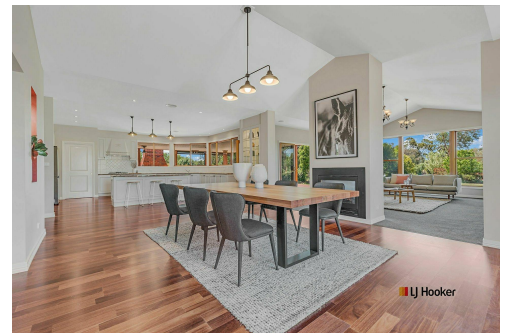
**Wayne Rees 0499 355 105**

Sales Consultant | [wayne.rees@ljhooker.com.au](mailto:wayne.rees@ljhooker.com.au)

**LJ Hooker Echuca (03) 5480 6922**

1/249 Anstruther Street, ECHUCA VIC 3564

[echuca.ljhooker.com.au](http://echuca.ljhooker.com.au) | [echuca@ljhooker.com.au](mailto:echuca@ljhooker.com.au)



**LJ Hooker Echuca**  
**(03) 5480 6922**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.