



## Echuca, 399 Echuca West School Road

Rare Opportunity: 103 Acres of Prime Land Just Minutes from Echuca

If you've been searching for the perfect blend of rural lifestyle and convenience, this is the opportunity you've been waiting for. Set on approximately 100 acres (41 hectares) of high-quality loamy soils, this exceptional grazing property offers incredible potential for a wide range of agricultural and lifestyle pursuits – and it's just minutes from central Echuca, schools, and shopping centres.

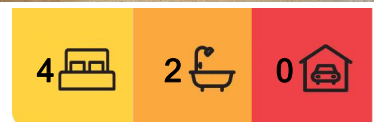
### Location, Lifestyle & Land

Tucked away behind a majestic driveway lined with red gums, this expansive parcel of farmland feels a world away from the bustle – yet it's located right on the fringe of one of northern Victoria's most vibrant regional centres.

The land itself is flat and fertile, boasting highly productive loamy soils ideal for grazing,



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**For Sale**  
\$780,000 - \$830,000

**View**  
By Appointment

**Contact**  
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cropping, or market gardening. With excellent water access and secure water entitlements, the property is well set up for sustainable farming, irrigation, or potential agri-business ventures.

Whether you're looking to expand your existing farming enterprise or start fresh with horses, livestock, or horticulture – the possibilities here are as vast as the land itself.

### Charming Original Homestead

As you approach the property, the original family homestead still stands proudly among the trees. While the home is in need of restoration, its solid bones and character present the perfect canvas for those ready to roll up their sleeves and bring it back to life.

Imagine transforming this once-loved home into a warm, modern family residence – one that reflects the beauty and heritage of the surrounding landscape. Bring your toolbox and your vision, and make it your own.

### Investment & Lifestyle Potential

This property offers a rare combination of income-producing potential and lifestyle appeal. With such close proximity to Echuca, the land is well-suited for horse agistment, boutique farming, or even future development (STCA). You can live the country dream while still being minutes from all the essential amenities – schools, shops, health services, and more.

### Why This Property Stands Out

- Approx. 103 acres / 41 hectares of fertile loamy soil
- Excellent water access & entitlements- deep lead bore
- Ideal for horses, cropping, grazing, or market gardening
- Minutes to Echuca, schools, and shopping centres
- Original family home with renovation potential
- Beautiful red gum driveway and established rural setting
- Peaceful, private, and full of possibility

### Don't Miss Out

Opportunities like this are incredibly rare – the chance to secure a large, productive holding with excellent water and soil, in such a prime location, doesn't come around often.

Whether you're looking for a tree-change lifestyle, a viable farming opportunity, or a combination of both, this property delivers in spades. Live close to town, earn an income from the land, and enjoy the serenity of rural life.

Contact us today to arrange an inspection and see the potential for yourself. A truly unique offering awaits.



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## More About this Property

<b>Property ID</b>	RYBFBW
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	103 acre

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