



1121 Murray Valley Highway Wharparilla, Echuca

Welcome to a lifestyle where every day feels like a getaway.

Set on approximately 108 acres this outstanding rural lifestyle property offers a rare combination of space, comfort, versatility and opportunity — creating the perfect setting for multi-generational living, family life, rural pursuits and potential additional income

Whether you're looking to run livestock, establish your dream hobby farm, enjoy horses, create a private haven for extended family or explore a farm-stay opportunity, this remarkable property provides the space and flexibility to make your lifestyle dreams a reality.

With wide open paddocks, troughs, quality fencing, stock water, day yards and excellent infrastructure already in place, the property is ready for work while still providing plenty of space for recreation and family enjoyment.

One of the property's standout features is its **versatility for multi-generational living**. With multiple living spaces and room for family members to enjoy their own independence while remaining close together, it provides an ideal opportunity for parents, adult children, grandparents or extended family to live comfortably on the one property.

6 4 4

FOR SALE
$1,950,000 - $2,150,000

VIEW
By Appointment

AGENTS

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It also presents an exciting opportunity to **generate additional income from the property**, whether through suitable farm-stay accommodation, short-term guest accommodation, agistment, rural experiences or other lifestyle-based ventures (STCA). Imagine welcoming guests looking to escape the city and experience the peace and charm of country life, while still enjoying the benefits of having your own private rural retreat.

Imagine waking to the sound of birdsong as the sun rises across the paddocks, enjoying your morning coffee while taking in uninterrupted rural views, then spending the day exploring your own slice of the countryside.

Kids will love the freedom to ride motorbikes, build cubbies, explore the paddocks and experience the magic of growing up surrounded by nature. There is room for family cricket matches, horses, weekend gatherings, camping under the stars, fishing and boating nearby, or simply sitting around the fire pit on a cool evening sharing stories with family and friends.

And for those considering a **farm-stay venture**, the setting offers all the ingredients for a memorable rural escape — wide open spaces, country views, animals, outdoor adventures and the opportunity for guests to experience the slower pace of country living. With the right approvals, there is potential to create a destination that provides an additional income stream while complementing the existing lifestyle of the property (STCA).

After a rewarding day outdoors, retreat to the beautifully presented home where warmth, comfort and country charm welcome you inside. Spacious living areas, generous bedrooms and inviting entertaining spaces provide the perfect place to relax, unwind and enjoy the company of family and friends while overlooking the beautiful rural landscape.

The property's scale also provides plenty of scope for those looking to pursue their own rural interests. Continue a productive farming enterprise, establish an equine haven, create a boutique agricultural venture, accommodate extended family, or explore the potential for a farm stay, guest accommodation or other lifestyle enterprise (STCA).

And while the setting offers all the peace and freedom of country living, you're only minutes from **Echuca**, with schools, shopping, cafes, restaurants, sporting facilities and the magnificent Murray River all within easy reach. With school bus pick-up and drop-off available at the front of the property, family convenience is well and truly covered.

- *More than just a farm, this is a place where lifestyle and opportunity come together.** A place where generations can live side by side, children have room to roam, guests can experience the country and the property itself has the potential to contribute to your income.

With approximately **108 acres, multiple living opportunities, established rural infrastructure and genuine potential for additional income through suitable farm-stay or lifestyle ventures**, this is a property that offers far more than simply somewhere to live.

It's a place to live, grow, entertain, explore and potentially earn — all while enjoying the freedom of your own piece of the country.

Welcome home to country living, family, opportunity and a lifestyle that can be enjoyed for generations.

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I think the strongest marketing angle here is live, grow, entertain, explore and potentially earn— it sells the dream first, with the income/farm-stay potential as the added opportunity rather than making the property sound purely investment-driven.

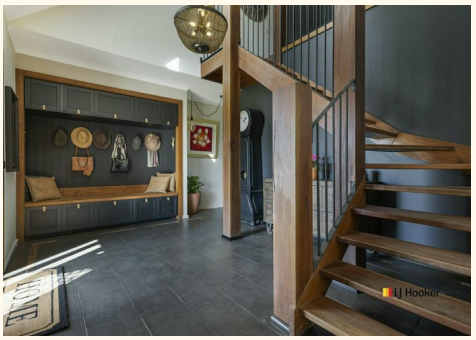
- Home newly renovated throughout
- 6m double electric gates
- Multi-generational living
- Home gym
- Sauna room
- Wine cellar/room
- Heated magnesium pool
- 12 x 16m barn with double stable
- 15 kW solar system
- Garden irrigation
- New water pumps throughout
- Minutes from Echuca
- Close to Murray River boat ramp access

MORE DETAILS

Property ID	S65FBW
Property Type	House
Land Area	44 hectare
Including	Ensuite
	Pool
	Gym
	Outdoor Entertaining
	Solar Panels
	Entry/Mudroom
	Study Nook
	Chess Board
	Extra Accomodation







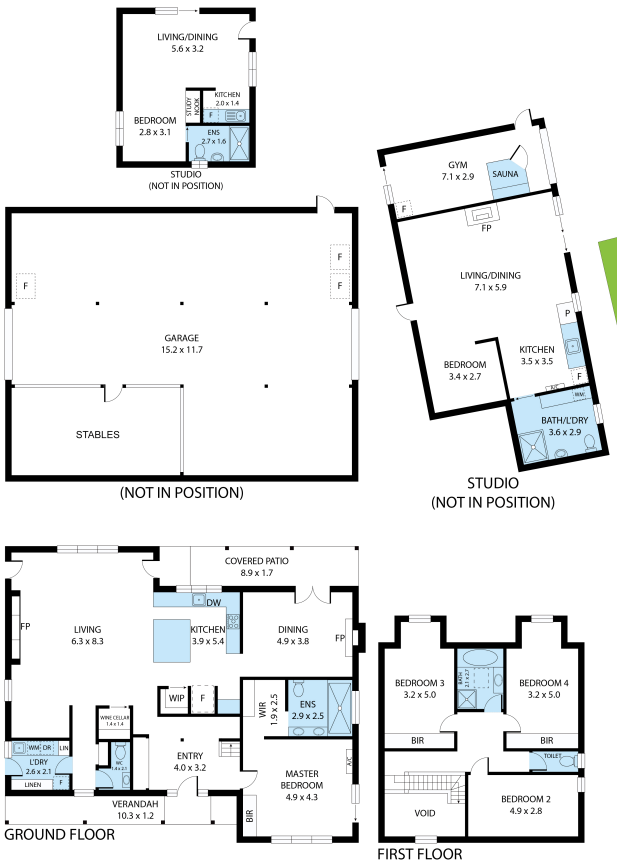




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TOTAL APPROX. FLOOR AREA 533 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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