



1121 Murray Valley Highway Wharparilla, Echuca

Your Country Escape Starts Here

Welcome to a lifestyle where every day feels like a getaway. Set on approximately 44 picturesque hectares (approx 100 acres), this outstanding resort-style rural property offers the perfect blend of productive farmland, peaceful country living and an abundance of luxury and space for the whole family to enjoy.

Whether you're looking to run livestock, establish your dream hobby farm, enjoy horse riding, or simply escape the pace of city life, this property provides the freedom to create the lifestyle you've always imagined. With wide open paddocks with troughs, quality fencing, stock water, day yards and excellent infrastructure already in place, it's ready for work while still leaving plenty of room for fun.

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, fishing and boating in nearby waterways, or simply experience the magic of growing up surrounded by nature. There's room for family cricket matches, camping under the stars, gathering around a fire pit on cool evenings, and creating memories that simply can't be made on a suburban block.

6 4 4

FOR SALE

Expression of Interest

VIEW

By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

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 with family and friends while overlooking the postcard-worthy landscape.

Despite the peaceful rural setting, you're only minutes from Echuca, giving you easy access to schools with bus pick up/drop off at front of property. Enjoy shopping, cafes, restaurants, sporting facilities and the magnificent Murray River. It truly is the best of both worlds—country tranquillity with town convenience.

Whether your dream is to continue a productive farming enterprise, create an equine haven, establish a boutique agricultural venture, operate a farm stay (STCA), or simply enjoy a remarkable country lifestyle, this exceptional 110-acre (approx) property offers endless opportunities.

More than just a farm, this is a place where families grow, friendships flourish, sunsets become a nightly event, and every season paints a new masterpiece across the landscape. Welcome home to the country lifestyle you've always dreamed of.

- 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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