



18 Clifton Street East, Mathoura

## As Rare as Hens' Teeth &ndash; A Once-in-a-Lifetime Waterfront Sanctuary & Working Farmlet

Opportunities like this don't just pop up&hellip; they materialise once in a blue moon. This remarkable and exceptionally private 14-acre block with 100 metres of pristine water frontage is a true collector's item &ndash; an intimate, unobstructed waterfront paradise that's as rare as hens' teeth. And the best part? It's just half an hour from Echuca.

Set on gently elevated land, this property is a serene haven surrounded by majestic, centuries-old Murray River Redgums and incredible birdlife. Every inch of this landscape has been loved, nurtured, and thoughtfully curated by the current owners, who have invested heavily in establishing services, designing a breathtaking home, and creating an environment that feels both secluded and soul-stirring.

A tree-lined driveway, framed by lush, low-maintenance gardens, leads you home &ndash; quite literally to the dream home you've imagined. The groundwork is done. The vision is in place. All that's left is for you to bring it to life on this flood-free waterfront sanctuary.

4 2 4

**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

### AGENTS

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

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

### AGENCY

LJ Hooker Echuca  
(03) 5480 6922

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.

**LJ Hooker**

Step inside the home and you're greeted with high vaulted ceilings, dramatic open spaces, and a warm, inviting atmosphere that blends contemporary style with a deep respect for the property's natural heritage. The craftsmanship is impeccable. The finishes are exquisite.

The gourmet kitchen takes centre stage, with expansive bench space, a double-bowl sink, beautifully crafted custom storage, premium European appliances, and a view across the water that is nothing short of breathtaking.

Outdoors, the lifestyle becomes truly exceptional. Mathoura's beautiful climate is embraced in the alfresco entertaining zones, where you can dine, relax, and soak in the incredible views of the surrounding Redgums&mdash;trees that have watched over the Murray landscape for hundreds of years.

And here's where the magic of this property truly expands&hellip;

#### A Charming, Productive Working Farmlet

For those who crave space, sustainability, or even a side venture, this property comes with its own working farmlet. Enjoy the freedom to grow your own produce with raised vegetable beds, flourishing culinary herbs, and fruit trees. Nearby stands the delightful original 'Mathoura Mandarins' farm shop, offering the perfect opportunity to bring it &mdash;sell your home-grown citrus, veggies, or preserves&hellip; or simply use it as your own rustic garden hub. It's charming. It's functional. And it creates endless lifestyle possibilities.

18 Clifton Street East, Mathoura is not just a home.

It's a retreat.

It's a farmlet.

It's a private waterfront paradise.

And it's genuinely one of the rarest offerings you'll ever find.

Be prepared to be captivated by its sheer beauty, scale, and exclusivity. Opportunities like this are truly as rare as hens' teeth&mdash;so when they appear, you don't let them slip away.

#### Subdivision Potential

Zoned as low-density residential, the land can be subdivided into additional 4,000m<sup>2</sup> lots, offering flexibility for developers or those looking to build additional dwellings.

Disclaimer: Subdivision image not to survey

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | RVMFBW               |
| Property Type | House                |
| Land Area     | 14 acre              |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Toilets (2)          |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Workshop             |
|               | Built-in-Robes       |

**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)

