



18 Clifton Street East, Mathoura

Waterfront Sanctuary & Working Farmlet

Opportunities like this don't simply arise — they materialise once in a blue moon.

Set across an exceptionally private 14-acre waterfront holding, this remarkable property boasts approximately 100 metres of pristine Gulpa Creek frontage with easy access to walking and horse-riding in the adjacent Murray Regional National Park , gently elevated flood-free land, and uninterrupted natural beauty — all just 30 minutes from Echuca. A true collector's piece, rarely offered and almost impossible to replicate.

Surrounded by majestic, centuries-old Murray River Redgums and abundant birdlife, the property has been lovingly nurtured and thoughtfully developed. Significant investment has gone into infrastructure, including 3-phase underground power, filtered town water, solar panels, pressurised irrigation system, landscaping and the creation of a stunning residence that sits in complete harmony with its surroundings.

A tree-lined driveway framed by low-maintenance gardens and meandering bitamin deiveway welcomes you home. Inside, the residence showcases high vaulted ceilings, expansive open-plan living, and a warm, inviting aesthetic that blends contemporary design

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FOR SALE
\$1,580,000 - \$1,650,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

with respect for the natural environment. Craftsmanship and finishes throughout are of exceptional quality.

At the heart of the home sits the gourmet kitchen, featuring expansive bench space, double-bowl sink, custom cabinetry, premium European appliances and breathtaking water views — a space designed for both everyday living and entertaining.

Outdoor living is equally impressive. Alfresco areas make the most of Mathoura's climate, offering tranquil spaces to relax or entertain while soaking in the timeless beauty of the surrounding Redgums.

Adding another layer of rarity, the property includes a highly productive farmlet featuring approximately 200 established mandarin trees, secure water rights, and rich sandy loam soils renowned for producing exceptional quality fruit and vegetables.

The land is ideally suited to ongoing horticulture, market gardening or boutique farming ventures. Complementing this is the charming on-site produce shop — formerly Mathoura Mandarins — providing a ready-made opportunity to sell fruit, vegetables or value-added produce directly from the farm, creating genuine passive income potential or an idyllic lifestyle business.

18 Clifton Street East, Mathoura is more than a home.

It's a private retreat.

It's a productive farmlet.

It's a rare waterfront sanctuary.

Properties of this calibre, scale and versatility are as rare as hens' teeth — and when they appear, they don't stay hidden for long.

A once-in-a-generation opportunity.

This exceptionally private 14-acre waterfront property with approximately 100m of Gulpa Creek frontage offers flood-free elevated land, a stunning contemporary residence, and a productive farmlet — all just 30 minutes from Echuca.

Featuring around 200 mandarin trees, secure water rights, rich sandy loam soils, and an existing farm produce shop, the property offers outstanding lifestyle appeal with genuine passive income potential. Surrounded by centuries-old Redgums, abundant birdlife and absolute tranquillity, 18 Clifton Street East, Mathoura is a rare combination of waterfront living, sustainable farming and income opportunity — truly as rare as hens' teeth.

Subdivision Potential

Zoned as low-density residential, the land can be subdivided into additional 4,000m² 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

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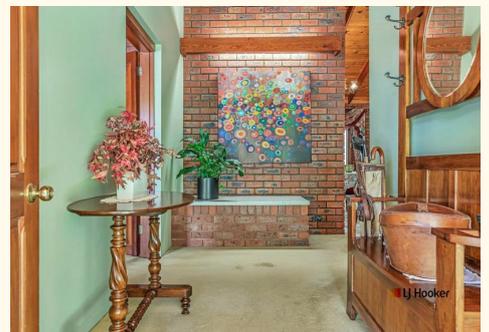
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