



 LJ Hooker



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Echuca, 459 Echuca West School Road

200 Acres on Echuca's Doorstep - Vendor Terms Considered

This remarkable piece of real estate offers the perfect canvas for your dreams to come true. The 200 acres (approx.) boasts a highly productive flood irrigation layout making this property primed for success.

A true gem on the Urban Fringe of Echuca Moama's & Murray River country. Comprising of a modernised 3 bedroom family home that exhibits country charm and contemporary comfort with extended living areas.

This property has been meticulously developed into a lifestyle acreage that will perform. Very few farming properties will match the quality of this farm. This proven productive farm is blessed with healthy pastures of lucerne and other mixed crops.

Things We Love.....

- . 142 Megas permanent water right to bore with 3 phase power and pristine water quality



Disclaimer: 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.



LAND 200 acre

For Sale

Enquiries Welcome

Contact

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LJ Hooker Echuca
(03) 5480 6922

- . Large holding dam with a direct pumping system to any paddock on the farm
- . Plus GMW direct pumping system to any paddock on the farm
- . Combined ability to irrigate around 20 megs a day
- . 170 acres(approx.) of permanent pipe and rise irrigation, all laser leveled for natural overflow
- . Almost as new infrastructure throughout the property including the bore system
- . Newly planted highly sort after Lucerne variety with more cuts to come for the lucky purchaser
- . 4km from the Murray Valley Highway and 2km from the future urban growth of Echuca, it could be the perfect land banking opportunity.
- . Excellent fencing throughout, including electric with set cattle yard and sheep yard
- . Ideal soils for market gardening
- . Gravel lanes access around the farm
- . 32m x 16m x 6m industrial strength hayshed, 3 bay concrete machinery shed with 3 phase power plus other additional shedding. Large truck turning access and ample parking areas
- . Fully renovated 3-bedroom home, Contemporary design with high-quality finishes, modern kitchen with stone bench top,,open-plan living and dining areas for family gatherings, private outdoor spaces for relaxation and entertainment
- . Separately metered, can be rented with a potential rental income of \$550 per week

Whether you are seeking land for future investment or looking to establish a farming lifestyle, this property is tailor-made for success in any endeavour.
 Don't miss your chance to secure this ideal lifestyle property that will perform.

More About this Property

Property ID	RPGFBW
Property Type	Cropping
Land Area	200 acre
Including	Air Conditioning Workshop

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