







17A 60 McNaught Road Patho, Echuca

Now This is Living - With Options !

This a terrific opportunity to secure this well-balanced property comprising some 73 hectares (200 Acres) The property was historically operated as a highly productive dairy farm with extensive and high-quality infrastructure.

This hidden gem features stunning frontage and access to Gunbower Creek whilst well located on McNaught Road and Murray Valley Highway for easy access. Situated only minutes from Gunbower township and a very convenient 25 minutes from Echuca.

With so much room to move, there are plenty of options here to establish something special, that is peaceful, private, and in harmony with nature.....

The picturesque farm is home to abundant birdlife, grasses, and native flora.

The home is nestled within a large easy-care garden peppered with established trees. The four-bedroom two-bathroom home has large living areas, an enormous entertaining deck to the rear, and a country vista abounds from large picture windows throughout the home.

LAND 73 ha

FOR SALE
$1,750,000

AGENTS

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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.

There is also an approved building permit to build the dream home with natural creek views

Additionally, there is a hardstand stable that lays fame to the past great Victorian Derby Winner - Coppelius!

There is excellent water security with a water share licence form the creek that runs along the property. The potential here is unrealised and capless, supremely private, secluded retreats like this are a rural dream come true.

Large rural holdings on town boundaries rarely become available so inspection is a must.

This is what we Love:-
- Well-fenced paddocks all sewn to annuals and multi-species
- Pool is solar so low cost of living
- Quality shedding & infrastructure
- The rare opportunity to acquire a farm with the ability to grow crops and fatten beef
- Flood-free property

What the owner Loves:-
- The natural beauty of the creek frontage
- The delightful feeling in living on such surroundings
- The fire pit around the old gums
- The connection of every room with the surrounding vistas of the farm and gardens

MORE DETAILS

Property ID	RBQFBW
Property Type	MixedFarming
Land Area	73 ha
Including	Ensuite Air Conditioning Toilets (2) Pool Outdoor Entertaining Floorboards Workshop







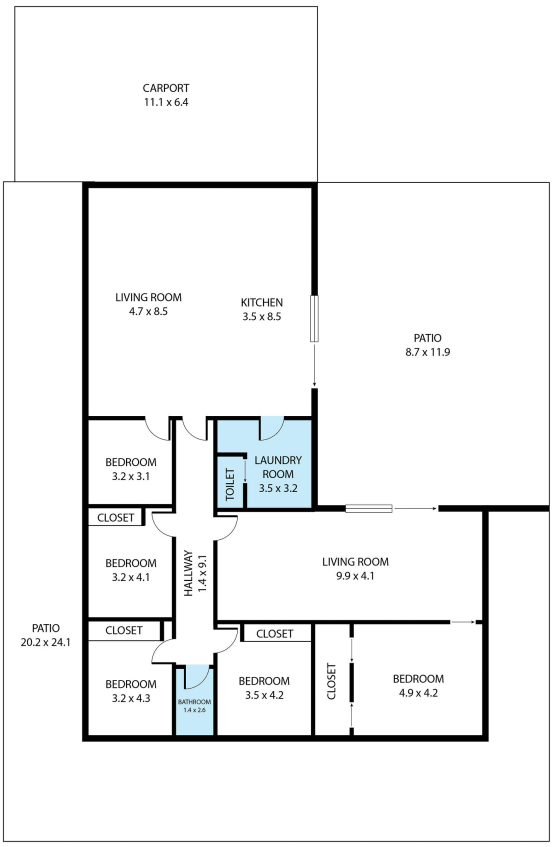




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McNaught's road patho, patho

TOTAL APPROX. FLOOR AREA 215 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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