



173 Reed Road, COLIGNAN, VIC 3494

Lifestyle Property with Home, Pool, Shedding & Acreage

Marty Deacon of Elders Real Estate is proud to present this exceptional lifestyle opportunity, perfectly positioned close to the iconic Murray River in the tranquil surrounds of Colignan.

Set on approx. 16 acres (6.48ha), this modern brick veneer residence offers space, comfort, and versatility â## ideal for families, hobby farmers, or those seeking a peaceful tree-change.

Home Features:

- * 4 spacious bedrooms â## Master with walk-in robe & ensuite; others with built-in robes
- * Multiple living zones â## Formal lounge with slow combustion heater, rumpus/family room, and formal dining with feature mantle & gas heater
- * Gourmet kitchen â## Walk-in pantry, double gas ovens, dual sinks, breakfast bar, and extensive bench space

TYPE: For Sale

INTERNET ID: 20P2747

SALE DETAILS

Price On Application

CONTACT DETAILS

Elders Mildura, Robinvale & Wentworth

143 Lime Ave, 3500 79-81

Perrin Street, 3549 34

Darling Street, 2648

MILDURA, VIC

5018 6800 5026 3050 5027 3411

Marty Deacon

0429 953 365

- * Twin evaporative cooling systems throughout
- * Huge laundry and generous storage
- * Some furniture included

Outdoor Living:

- * Expansive entertainment area featuring a built-in pizza oven, BBQ, benches, and outdoor dining setup
- * Tropical-style inground swimming pool ### fully lined and landscaped
- * Established lawns, trees, and productive veggie gardens

Shedding & Extra Accommodation:

- * 12m x 6m lock-up shed, partially converted to a self-contained unit ### fully furnished, sleeps 4, with private ablution block
- * Ideal for guests, teenagers, or rental income

Land & Infrastructure:

- * 16 acres, formerly an irrigated cherry farm with its own Murray River pump
- * Now fully fenced into 2 paddocks + holding yard, currently grazing sheep and goats
- * Ample water, fencing, and infrastructure for hobby farming or lifestyle use

This is a rare opportunity to secure a modern home with acreage, shedding, and water access ### all in a serene riverside location. A true lifestyle change awaits.

- Bedrooms: 4
- Bathrooms: 2



HOMESTEAD

Bedrooms	4
Bathrooms	2







