



## Old Mail Road, CULLULLERAINE, VIC 3496

A Rare Victorian Murray River Scroll Belt Sanctuary – Part Kulnine Station

Beyond its natural beauty, Part Kulnine Station offers compelling potential for conservation-minded investors. Opportunities exist to establish biodiversity or carbon and clearing offset projects, enabling income generation while preserving and enhancing the native landscape for generations to come.

Set against the timeless beauty of the Murray River corridor, Part Kulnine Station presents an extraordinary opportunity to secure a substantial and increasingly rare freehold parcel within the Murray River Scroll belt encompassing Meridian Road Merrinee to SA Border and this holding in one of north-west Victoria's most tightly held natural landscapes.

Spanning an impressive 2,065.87 hectares (5,104.69 acres), this remarkable property offers a unique blend of scale, seclusion, and environmental significance. With over 1 kilometre of frontage to the serene Wallpolla Creek, the land captures breathtaking water views and provides a peaceful connection to the rhythms of the river country.

Offered by Marty Deacon, Director at Elders Real Estate Mildura, this holding is available as a whole or across three individual titles, each with its own distinctive

**TYPE:** For Sale

**INTERNET ID:** 20P2818

**SALE DETAILS**

**Expressions of Interest**

**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

character:

- Lot 8 22.65ha, featuring approximately 650m of prized creek frontage
- Lot 7 95.22ha, with 374m of creek access
- Lot 9 1,948ha of expansive grazing and conservation country

Surrounded by national parklands and conservation reserves, this property is truly immersed in nature. Majestic River Red Gums and established Box trees stand proudly across gently undulating terrain, while native grasses, clovers, and herbages flourish following recent seasonal rains. Birdlife is abundant, and the waterways support a rich diversity of wildlife, creating an environment of tranquillity and ecological importance.

Despite its private and untouched feel, access is both convenient and reliable via the Sturt Highway, Old Mail Road, Robertson Road, and Keera Road. The Murray River is only moments away, with a public boat ramp located just north of Lock 9, and the popular Lake Cullulleraine nearby for recreation and essential services. Mildura lies approximately 55km to the south, ensuring connectivity without compromising serenity.

The property is well-prepared for practical use, with secure fencing across the main holding and a solar-powered water system drawing directly from Wallpolla Creek to supply tanks and troughs.

Whether you are seeking a private sanctuary, a conservation investment, or a legacy landholding of scale and significance, Part Kulnine Station stands as a truly once-in-a-lifetime offering.

Expressions of Interest Invited







