



113 Perricoota Forest Road, MOAMA, NSW 2731

"The Billabong" 300 Acres with Murray River & Billabong Frontage

121.50 hectares, 300.23 acres

Positioned within one of Moama's most sought after riverfront pockets, "The Billabong" presents an exceptionally rare opportunity to secure approximately 121.5 hectares (300 acres) with private frontage to both the Murray River and the Billabong.

Originally part of the renowned Perricoota Station, this unique holding combines privacy, natural beauty and future potential within the heart of the Echuca-Moama region. Featuring approximately 100 metres of Murray River frontage together with expansive Billabong frontage, the property offers an exceptional waterfront lifestyle opportunity rarely offered to the market.

The property presents an outstanding opportunity to create a substantial private riverfront residence, subject to relevant council approvals. Equally suited as a lifestyle holding, recreational escape or potential tourism venture (STCA), the possibilities are extensive.

Infrastructure includes 3 phase power, irrigation pump and diesel motor, with

TYPE: For Sale

INTERNET ID: 300P107952

SALE DETAILS

\$2,000,000

CONTACT DETAILS

Elders Real Estate Echuca
29-35 Cornelia Creek Road,
Echuca
Melbourne, VIC
03 5481 1000

Oliver Boyd
0407 095 143

approximately 25 hectares laid out to flood irrigation and fenced into 6 paddocks.

Offering outstanding boating, fishing and recreational appeal, "The Billabong" captures the very best of Murray River living from your own private waterfront holding, located approximately 15 minutes from the heart of Moama and Echuca.

For more information or to arrange a private inspection, please contact Oliver Boyd directly on 0407 095 143.

- Land Area 121.5 hectares



