

218 O'Dwyer Road, ECHUCA, VIC 3564

Elevated Murray River Lifestyle Holding - 20.02ha | 49.47acres Expression of Interest closing-
Wednesday 30th October, 4:00pm

20.02 hectares, 49.47 acres

Positioned along one of the Murray River's most sought-after stretches, this 20.02-hectare (49.47-acre) holding delivers a rare combination of elevated riverfront living and fully established rural infrastructure. Just 12 kilometres from Echuca, with over 420 metres of reserve river frontage, the property offers lifestyle and productivity in equal measure, with settlement available in early December 2025 - perfectly timed to enjoy Christmas on the river.

The Victorian-inspired residence, built in 1996, sits proudly at the highest point of the property, commanding sweeping views across the paddocks to the Murray. A wraparound verandah and 10-foot ceilings create timeless country appeal. The home comprises a master suite with walk-in robe and ensuite, two additional bedrooms, and a flexible fourth bedroom or formal lounge with open fireplace. Living spaces feature wood fire heating, evaporative cooling and split system air conditioning, while the country kitchen is fitted with electric cooktop, oven and dishwasher. Verandahs on all sides provide seamless indoor-outdoor flow, complemented by an 8 x 4 metre chlorine pool with solar heat blanket for effortless summer entertaining. Three 22,000-litre rainwater tanks ensure a reliable household water supply.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P186389

SALE DETAILS

Expression of Interest

CONTACT DETAILS

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

Oliver Boyd
0407 095 143

The property's proximity to the Murray River reserve is a key feature, with grounds extending toward the water's edge and direct access to the public reserve beyond the boundary. A pontoon and gangway are currently in place, providing convenient access for recreational use, including boating, skiing, and fishing, subject to the relevant approvals.

Supporting the lifestyle is a comprehensive suite of farm infrastructure, including a 24 x 12 metre machinery shed and workshop with lighting and three-phase power, a 20 x 12 metre open-fronted machinery shed built in 2011, and a 24.5 x 12 metre hay shed constructed in 2017 with six-metre clearance. Near-new stockyards with loading ramp and crush, seven well-fenced paddocks with troughs, and a rocked laneway system ensure safe and efficient stock management across the holding.

Water infrastructure is a particular strength, with a five-megalitre catchment dam serviced by a Southern Cross diesel pump, a full recycle system to reticulate runoff, and reliable stock and domestic supply via the GMW channel system. An optional Bouer travelling irrigator with a 96-metre span sprinkler system adds further irrigation flexibility.

A rare opportunity to secure a Murray River property combining privacy, convenience and quality infrastructure with lifestyle appeal. Just 2.8km from the O'Dwyer Road boat ramp, it is ideally suited to families, lifestyle buyers or rural enterprises.

Price Guide: \$2.5m - \$2.8m

Expressions of Interest close: Wednesday 30th October, 4:00pm

Settlement: Early December 2025

Inspection: By appointment - Contact Agent Oliver Boyd

- Land Area 20.019799 hectares
- Bedrooms: 4
- Bathrooms: 1



HOMESTEAD

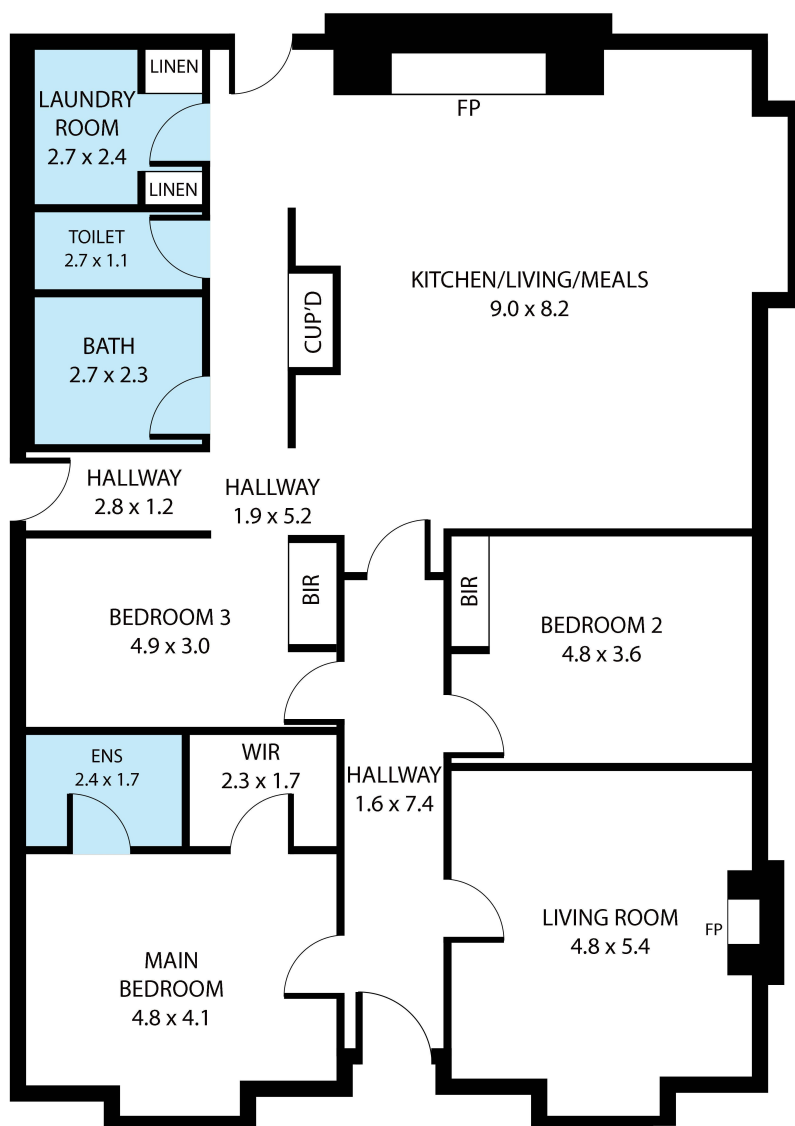
Bedrooms	4
Bathrooms	1











218 Odwyer Road, Wharparilla, VIC, 3564

TOTAL APPROX. FLOOR AREA 177 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.

Elders