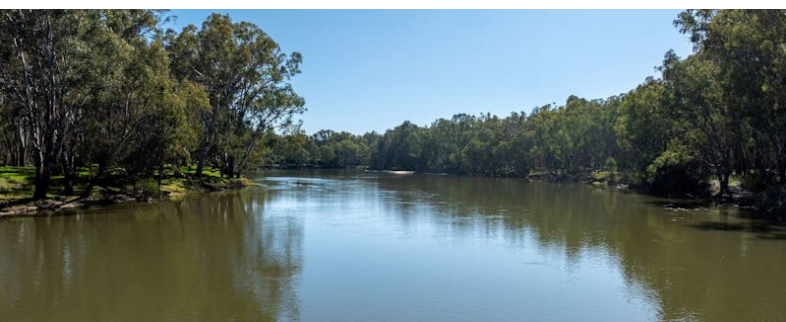




6021 Riverina Highway, HOPEFIELD, NSW 2646

'The Sanctuary'

302.00 hectares, 746.24 acres

Elders Rural Services Australia Limited is delighted to present for sale 'The Sanctuary', a magnificent Murray River front holding offering 2km* of absolute frontage.

Ideally positioned 14km* north east of Corowa, 'The Sanctuary' occupies a highly versatile and productive 302 hectares (746 acres)* of land, complemented with two substantial houses, both overlooking the tranquil Deep Lagoon from the Murray River.

The property is supported by extensive working improvements and irrigation infrastructure with significant water entitlements, in addition to an optimal natural resource base including fertile soil profiles and reliable rainfall.

Key investment features:

- Architecturally designed (Rob Pickett Designs) main residence with six bedrooms plus study, two bathrooms, (main bedroom with ensuite and WIR). Three living areas

TYPE: For Sale

INTERNET ID: 300P187732

SALE DETAILS

by Expression of Interest

CONTACT DETAILS

Elders Real Estate Victoria
Level 36, 55 Collins Street
Melbourne, VIC
03 9609 6222

Henry Mackinnon
0408 408 299

including bar/billiard room, which opens onto an inground pool and considerable outdoor entertaining areas, all set within an established garden overlooking Deep Lagoon (anabranch of the Murray River)

- Substantial three-bedroom (plus study/fourth bedroom) secondary residence comprising multiple indoor and outdoor living/entertaining areas, two bathrooms and all set within a mature garden setting

- Extensive working improvements including:

- o Eight-bay machinery/hay shed (48m x 9m)* with earth floor

- o Two-sided, three-bay machinery/hayshed (30m x 12m)* with earth floor

- o Three-bay machinery shed (18m x 9m)* with power, lighting and earth floor

- o Fully enclosed machinery shed (18m x 7m)* with power, lighting and concrete floor

- o Fully lockable three-bay sundry/workshop (24m x 12m)* with power, lighting and concrete floor, in addition to a 12.5KW solar system

- o Fully lockable four-bay garage (16m x 8m)* with power, lighting and concrete floor

- o Steel cattle yards comprising crush and loading ramp

- 40 hectares (100 acres)* under spray irrigation comprising two fixed centre pivots

- 500ML water entitlement (available) sourced from the Upper Murray Groundwater aquifer

- Excellent water availability via the Murray River to a strategic network of stock troughs

- Extensive pasture improvement including an established selection of lucerne, ryegrass, phalaris and clovers, supported by a consistent annual fertiliser application

- Highly productive and versatile soil profiles making the property ideally suited to a range of agricultural pursuits including cropping, cattle, prime lamb, wool or fodder production

- Subdivided into 12 main paddocks with a centralised laneway system

- Reliable 550mm (22 inches)* average annual rainfall

- Located 14km* west Howlong, 16km* north east Corowa and 44km* west Albury/Wodonga

'The Sanctuary' is being offered for sale via Expression of Interest closing Thursday 4th December 2025 at 4pm (AEDT).

Henry Mackinnon 0408 408 299

Nick Myer 0427 610 278

* denotes approximately

- Land Area 302 hectares
- Bedrooms: 6
- Bathrooms: 2



HOMESTEAD

Bedrooms	6
Bathrooms	2



