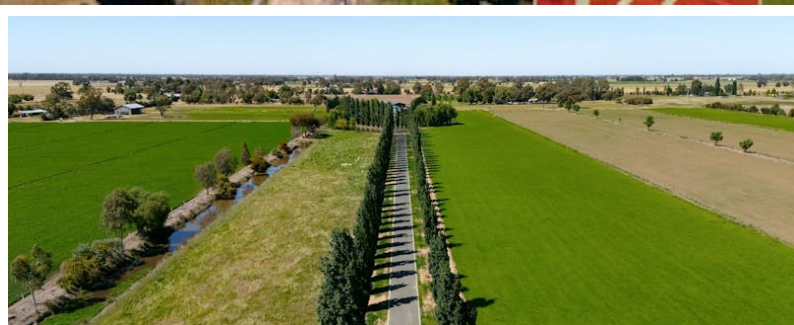




223 McSwains Road, ECHUCA, VIC 3564

Echuca Country Estate - Highly Developed Lifestyle Holding 28.3 ha | 70 acres

28.33 hectares, 70.00 acres

Set on approximately 70 acres | 28.3 ha within 6km from Echuca, this impressive rural property perfectly combines lifestyle, productivity, and convenience.

The executive residence features six spacious bedrooms, two bathrooms, three toilets, two expansive living areas, a dedicated home gym, and a home office ideal for a large family or those seeking a seamless blend of work and country living. A tree-lined bitumen driveway with secure electric gates leads to the property, complemented by large-capacity storage water tanks, ornamental lakes, sprinkler systems, and a garden arbor.

From the moment you arrive, the vendor's love of gardening is evident. Winding through manicured lawns, vibrant garden beds, mature trees, and ornamental dams, the driveway sets the tone for this meticulously maintained property. The enclosed entertainment area with a bar flows directly onto the pool and pergola, surrounded by lush landscaped gardens and inviting outdoor living spaces.

TYPE: For Sale

INTERNET ID: 300P187935

SALE DETAILS

For Sale

CONTACT DETAILS

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

Oliver Boyd
0407 095 143

For agricultural pursuits, the property is highly functional. Extensive shedding includes a large enclosed machinery shed (36m x 15m) with a 10kW solar system, a four-bay open-fronted machinery shed, new stockyards, and other sundry improvements, all in excellent working order. Approximately 90% of the property has been laser-levelled with pipe-and-riser irrigation outlets throughout, featuring a full recycle system. Established lucerne paddocks and fertile soils provide an exceptional farming enterprise.

Additional Features:

- Fully fenced with quality fencing throughout
- Pipe-and-riser irrigation with full recycling system
- Immaculate, established gardens with ornamental dams
- Enclosed entertainment area with bar and pool
- Extensive shedding and storage, including solar-powered machinery shed
- Just 6km from Echuca, close to schools and local amenities
- 90% laser levelled irrigation with Pipe & Riser outlets

This property offers a rare opportunity to enjoy a private, established rural lifestyle with all the benefits of proximity to town.

Experience the ultimate in rural lifestyle living, contact Oliver Boyd- 0407 095 143 to arrange a private inspection or more about this property.

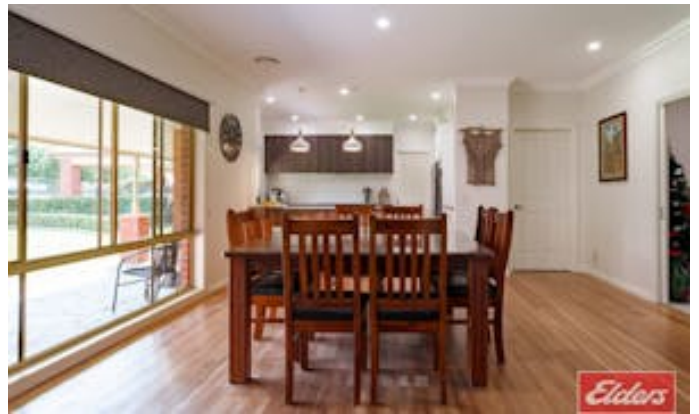
- Land Area 28.327995 hectares
- Bedrooms: 6
- Bathrooms: 3

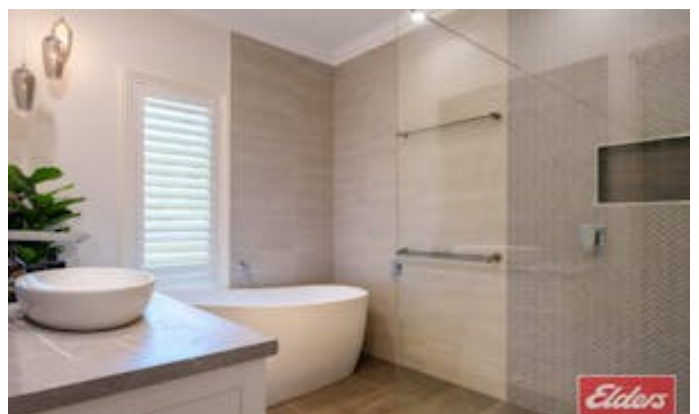
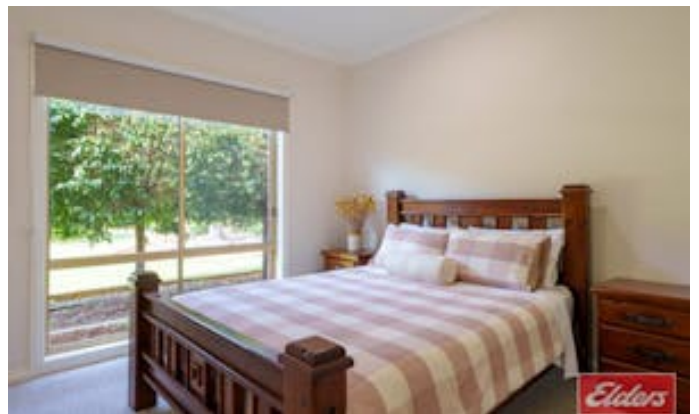
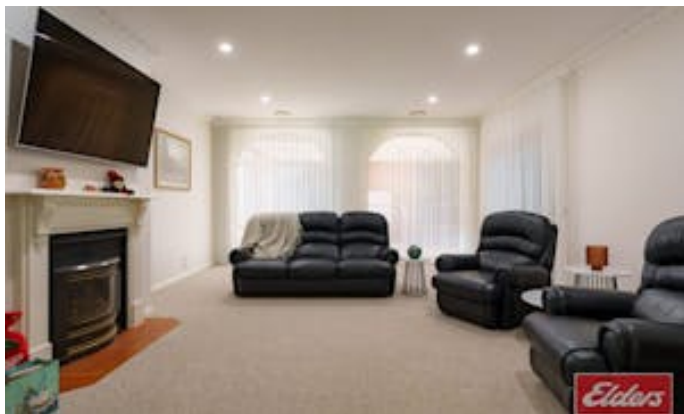


HOMESTEAD

Bedrooms	6
Bathrooms	3











223 McSwain Road, Echuca West, VIC, 3564
TOTAL APPROX. FLOOR AREA 407 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors,

