



896 Rowe Road, KOYUGA, VIC 3622

Impressive 18.52 ha | 46ac Lifestyle Holding

Located less than 10 minutes from Echuca, this highly improved 46-acre (18.52ha) small farm presents a rare opportunity to secure a productive, well-established rural holding in the tightly held Koyuga district.

The substantial five-bedroom brick veneer home is designed for practical country living, with wide verandahs, high ceilings, a large double garage, and a layout suited to family use. The master suite includes a parents' retreat/office, walk-in robe and ensuite, with four additional bedrooms all featuring built-in robes. The home includes stone benchtops, European appliances, ducted reverse-cycle heating/cooling (zoned), wood heating, ceiling fans throughout, ducted vacuum system, and new split systems in four bedrooms.

The kitchen, meals and family area is complemented by a formal lounge and a cinema/multipurpose room, all with direct access to the undercover outdoor entertaining area.

Externally, the property is very well developed for livestock, cropping, equine or mixed farming pursuits. The land is near-level, productive and divided into well-fenced paddocks serviced by stock troughs, with a SpeedRite electric fencing system, cattle

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: 300P189236

SALE DETAILS

\$1,700,000

CONTACT DETAILS

Elders Real Estate Echuca

29-35 Cornelia Creek Road,
Echuca

Melbourne, VIC

03 5481 1000

Oliver Boyd

0407 095 143

crush, and stock yards in place.

Farm infrastructure includes:

19m x 10m partially enclosed machinery/workshop shed

Additional hayshed

3-phase power connected via the main power box

15kW solar system

Two side-by-side rainwater tanks connected with balanced flow and overflow to the channel

Temporary irrigation entitlement with 8ML/day delivery at the gate

supply direct from the channel, 126.4ML annual use limit

Comprising a 0.640 ML/day delivery share together with 3 ML of high-reliability water entitlement for stock and domestic

Pump at the dam capable of transferring water to/from the channel

Rainbird 10-station automated lawn watering system

Two fenced backyard zones, both on the watering system-rear ideal for vegetables.

Versatile holding suited to grazing, hay, cropping support or equine use, with solid water and farm infrastructure in a reliable farming district near Echuca.

For further information or to arrange a private inspection, please contact:

Oliver Boyd â## Elders Rural Echuca

0407 095 143 | oliver.boyd@elders.com.au

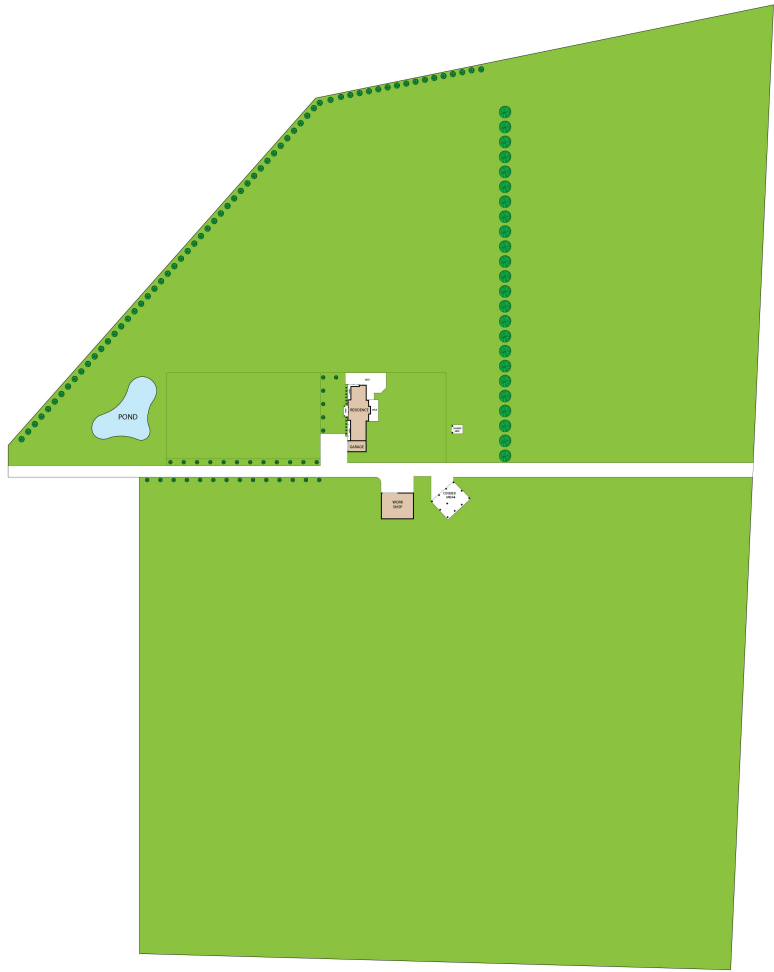
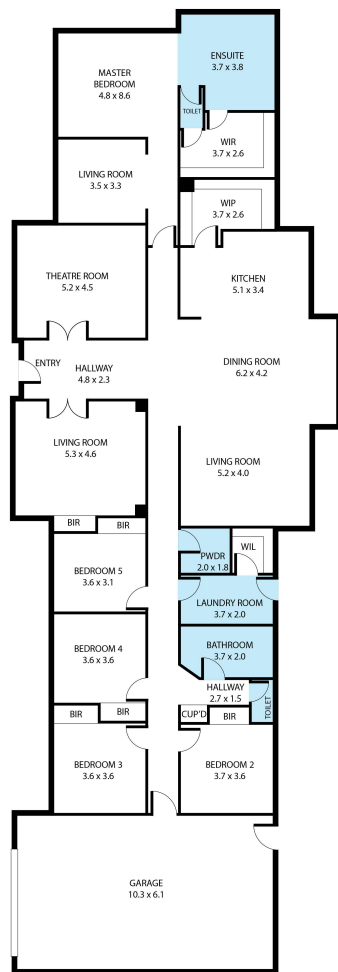
Other features: 3 Phase Power, Carpeted, Heating

- Land Area 18.52 hectares
- Building Area: 362.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 2
- Ensuite









896 Rowe Road, Koyuga, VIC, 3622

TOTAL APPROX. FLOOR AREA 362 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.