



315 Bamawm Road, ECHUCA, VIC 3564

Productive Lifestyle Holding with Excellent Infrastructure & Secure Water Entitlement

2.02 hectares, 5.00 acres

Located in the tightly held Bamawm district, 315 Bamawm Road presents an outstanding opportunity to secure a highly productive and well-improved rural lifestyle property, underpinned by valuable and reliable water security.

Comprising approximately 2.02 hectares (5 acres), the property is laser levelled and sown to established lucerne (approximately two years old), producing in the order of 850 small square bales annually. Serviced by four pipe and riser irrigation outlets, the land is well laid out and ideally suited to fodder production, equine pursuits, small-scale livestock or cropping.

Water security is a key feature of the property, with 2 megalitres of Goulburn Zone 1A High Reliability Water Shares included, along with a delivery share of approximately 0.08 ML/day. An additional 6 megalitres is available for purchase if required, providing flexibility for buyers looking to scale or intensify production.

The residence is a solid circa 1980 double brick home offering generous proportions

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: 300P191860

SALE DETAILS

[Contact Agent](#)

CONTACT DETAILS

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and flexible family living. Comprising four bedrooms, including a master with ensuite and walk-in robe, the home also features a dedicated office, multiple living zones, formal dining, meals area and a sunroom, providing excellent space for both everyday living and entertaining.

Internally, the home is rich in character with raked ceilings and exposed timber beams, while large windows capture natural light and outlooks across the surrounding property. The kitchen is well appointed with timber cabinetry, double oven and walk-in pantry, and the main bathroom has been updated with modern finishes including bath and separate shower.

Surrounding the home is an established and beautifully maintained garden setting, with expansive lawns, mature shade trees and a peaceful rural outlook. A circular driveway provides ease of access and enhances both presentation and functionality.

Outdoor improvements are well considered, including a 6m x 6m entertaining area with insulated roof and insect-proof screening, along with a wraparound verandah and detached double garage. The home is further enhanced by a security system and external sensor lighting, providing additional peace of mind.

A standout feature of the property is the extensive shedding infrastructure, including:

- 24m x 9m machinery shed (approx. 5m clearance) with power and compressed air
- 24m x 14m drive-through workshop/storage shed with partial concrete floor and power
- 10m x 9m enclosed shed with concrete floor

All shedding is in excellent condition and supported by a substantial rocked hardstand area, allowing for efficient access and operation of machinery, trucks and equipment.

Further enhancing the property is a 6.5kW solar system, seven rainwater tanks with a combined capacity of approximately 170,000 litres, and a Rainbird sprinkler system servicing the established gardens, contributing to a high level of self-sufficiency and reduced running costs.

Ideally located approximately 8km north of Lockington, 22km south-west of Echuca and 22km north-west of Rochester, the property enjoys direct access via sealed Bamawm Road, with school bus pickup and mail delivery to the front gate.

Held by the current owners since 2003, this is a tightly held and well-maintained holding.

Offering a strong combination of productivity, infrastructure, lifestyle appeal and secure water entitlement, this property will appeal to a broad range of buyers seeking a manageable rural asset with genuine capability.

For inspections, please contact

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- Land Area 2.023428 hectares

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- Bedrooms: 4
- Bathrooms: 3

HOMESTEAD

Bedrooms	4
Bathrooms	3











315, Bamawm, VIC, 3561
 TOTAL APPROX. FLOOR AREA 252 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.



