



840 Back Eildon Road, EILDON, VIC 3713

'Morning Mist' - A stunning Goulburn river retreat like no other...

2.66 hectares, 6.57 acres

A truly breathtaking lifestyle property, 'Morning Mist' delivers an exceptional blend of natural beauty, craftsmanship, and riverfront living.

Set on a magnificent 6.57 acres â## 2.6 ha allotment with extensive and accessible Goulburn River frontage, the property welcomes you via a spectacular tree-lined driveway framed by mature ornamental trees, box hedges and striking white stone accents, creating a grand entrance to a park-like setting.

The craftsman-built residence offers four bedrooms and two bathrooms, with 2.7m ceilings and showcasing tasteful period influences throughout. At the heart of the home is a beautifully appointed hostess kitchen and dining area featuring a premium Ilve 6-burner stove, walk-in pantry, generous bench space and stunning Jarrah timber flooring. The home is fully insulated throughout, with insulation also installed beneath the floor.

Multiple living spaces provide comfort and flexibility. Enjoy a separate lounge complete with an inbuilt combustion wood heater, with the added convenience of three split-system heating and cooling units throughout the home for year-round climate control. A spacious sitting room capturing peaceful river views, and an impressive

TYPE: Auction

INTERNET ID: 300P194108

AUCTION DETAILS

1:00pm, Saturday April 18th, 2026

CONTACT DETAILS

Alexandra

Shop 1, 6 Webster Street
Alexandra, VIC
03 5772 1052

John Tossol

0419 558 032

upstairs entertainment room opening onto a private balcony.

Outdoor living is equally captivating, with an expansive Jarrah timber deck and lined verandah creating the perfect setting to relax and entertain while enjoying the tranquil surroundings.

Water security is exceptional, with 60,000 litres of domestic supply across two storage tanks, complemented by a valuable 2-megalitre irrigation licence from the Goulburn River for gardens and fire protection.

Additional features include:

- 4.5kW solar system with 19 roof-mounted panels & also independent solar hot water system with back up gas instantaneous hot water
- 3-phase power connected to both house and shed
- Backup diesel generator
- Impressive Colourbond American barn with three roller doors, concrete floor, power, water, shower, electric stove, toilet and mezzanine

Garden lovers will be delighted by the extensive, fully irrigated established orchard, offering a wide variety of fruit and citrus trees, numerous berry varieties, and a sensational vegetable garden providing year-round produce.

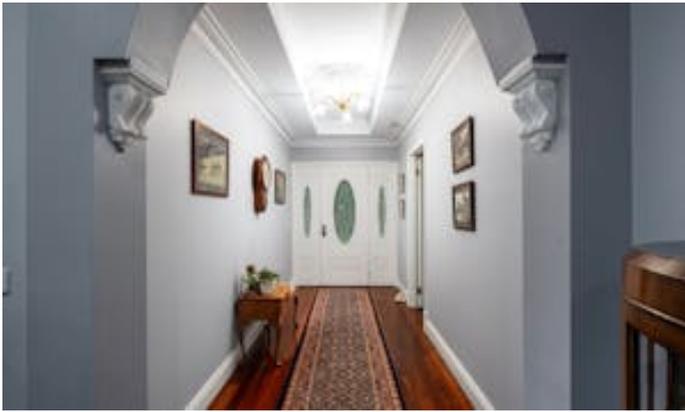
As an added bonus, the property is offered fully furnished on a Walk-In Walk-Out basis, allowing you to simply arrive and begin enjoying this remarkable riverfront lifestyle.

Inspection by appointment.

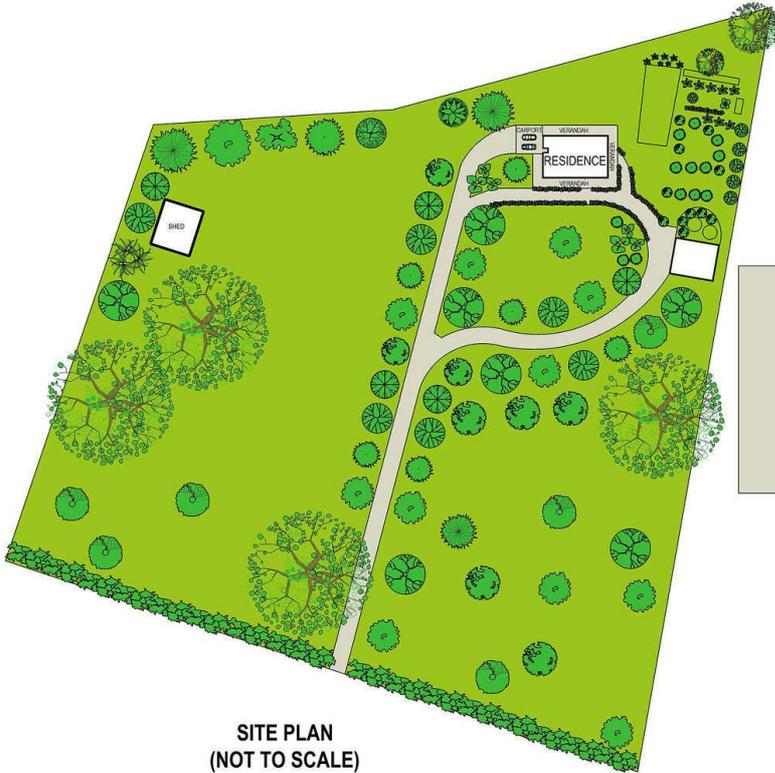
- Land Area 2.658785 hectares



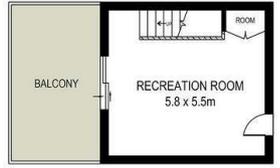




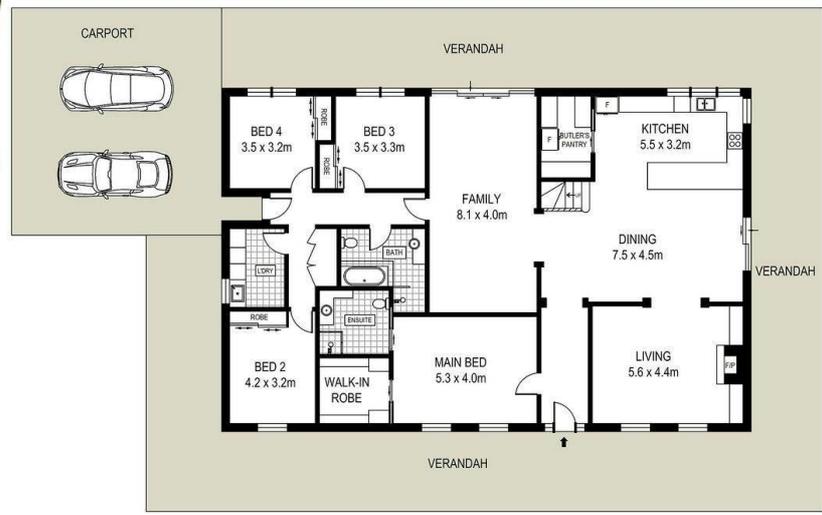




**SITE PLAN
(NOT TO SCALE)**



FIRST FLOOR



GROUND FLOOR

ADDRESS:
840 Back Eildon Road, Eildon



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