



17 Maidensmith Drive, MOAMA, NSW 2731

Corner Allotment. Rare Holding. Real Opportunity.

Few properties command attention like 17 Maidensmith Drive, a landholding of genuine scale, position and long-term appeal that rarely presents to the market.

Occupying a prominent corner position at the intersection of Maidensmith Drive, Merool Road and Perricoota Road, one of Moama's most-travelled corridors, this is the kind of landholding that rarely surfaces. Approximately 3.09 hectares (7.6 acres) of level, regular-shaped allotment with triple road frontage, positioned right in the middle of where Moama is heading.

The R2 Large Lot Residential zoning under the Murray River LEP adds another layer of genuine flexibility, whether your intention is to move in, hold, or plan ahead (STCA). Just three hours from Melbourne and within reach of a growing number of tree-changers and regional investors, Echuca-Moama has firmly established itself on the radar of buyers who want space, lifestyle and long-term value.

Murray River Council's own population data records annual growth of 2.1%, consistently outpacing the regional average and reinforcing the area's long-term momentum. Sitting just 270km from Melbourne. Whether your strategy is to land bank, develop (STCA) within easy reach of one of Australia's largest capital cities, the

TYPE: For Sale

INTERNET ID: 300P195542

SALE DETAILS

\$2,800,000-\$3,000,000

CONTACT DETAILS

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fundamentals here are compelling.

With the entrance off Maidensmith Drive, the home sits quietly set back from the busier roads, offering genuine peace of mind for those looking to plant roots here. Three bedrooms plus a study, two bathrooms, sunken lounge, separate dining and a large living space. A tranquil private setting and a double carport and tradesman's shed complete the picture.

Walk or drive to Rich River Golf Club, the Murray River, Moama RSL, wineries, sporting facilities and local schools. Everything that makes the Echuca-Moama lifestyle worth having is either visible from the boundary or minutes away.

This is the holding people drive past and say "I wish I'd bought that."

PROPERTY FEATURES

- Approx. 3.09ha (7.6 acres)
- Prominent triple road frontage on Maidensmith Drive, Merool Road and Perricoota Road
- R2 Large Lot Residential zoning under the Murray River LEP
- 8 megalitres of water allocation
- Level and regular-shaped parcel with future development potential (STCA)
- Murray River Council annual growth rate of 2.1%^{##4}
- Lifestyle, land bank and future planning appeal
- 270km from Melbourne (approx. 3 hours)
- Minutes to the Murray River, Rich River Golf Club and Moama township
- Three bedroom residence plus study, two bathrooms, sunken lounge, dining and large living space
- Double carport and tradesman's shed

For more information or to arrange a private inspection, contact Oliver Boyd on 0407 095 143 or oliver.boyd@eldersrealestate.com.au

- Land Area 7.6 acres
- Bedrooms: 3
- Bathrooms: 2
- Double garage

