



## 479 Mitchell Road, ECHUCA VILLAGE, VIC 3564

Lifestyle Retreat on 8.04ha

**8.04 hectares, 19.86 acres**

Set on approximately 8.04 hectares (19.8 acres) in the sought-after Echuca Village, this well-positioned property offers a balance of lifestyle, space and productive potential.

Privately set behind a tree-lined driveway, the home features three bedrooms with built-in robes, multiple living areas including a family zone with wood heater, and an updated kitchen flowing to the dining area and covered rear deck. Split system heating and cooling provides year-round comfort.

The land offers a versatile lifestyle setting with open space suitable for a range of rural pursuits, supported by good access, existing fencing and water.

Water is a standout feature, including stock and domestic supply, one Goulburn Water access point, and 1.9ML high reliability plus 1.0ML low reliability water shares.

Surrounded by established trees, the property offers a peaceful rural setting with a dam

**TYPE:** For Sale

**INTERNET ID:** 300P196055

**SALE DETAILS**

[Contact Agent](#)

**CONTACT DETAILS**

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

**Oliver Boyd**  
0407 095 143

at the front, along with a front porch, rear deck, carport and shedding.

Located just minutes from Echuca township, this is a flexible lifestyle property with added rural appeal.

Key Features:

- Approx. 8.04ha (19.8 acres)
- Three bedroom home with multiple living areas
- Updated kitchen, wood heater & split system
- Versatile lifestyle acreage with scope for a range of rural pursuits
- Dam, channel access & stock and domestic water
- Front porch, rear deck, carport & shedding

For more information or to arrange an inspection, please contact

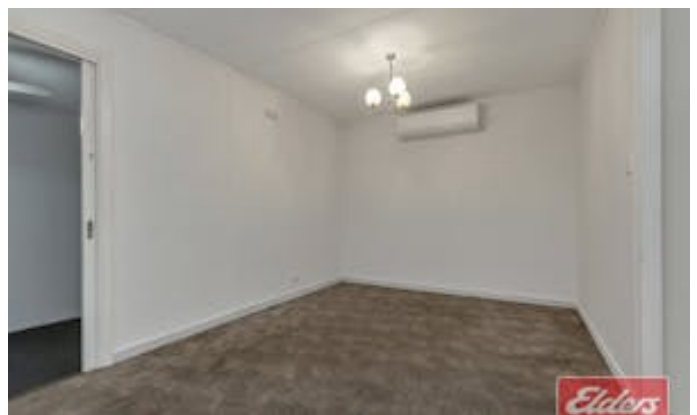
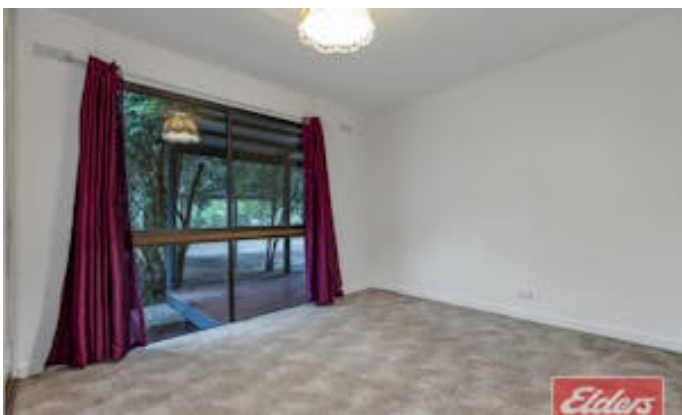
Oliver Boyd ☎ 0407 095 143

[oliver.boyd@elders.com.au](mailto:oliver.boyd@elders.com.au)

- Land Area 8.037057 hectares
- Bedrooms: 3
- Bathrooms: 1

## HOMESTEAD

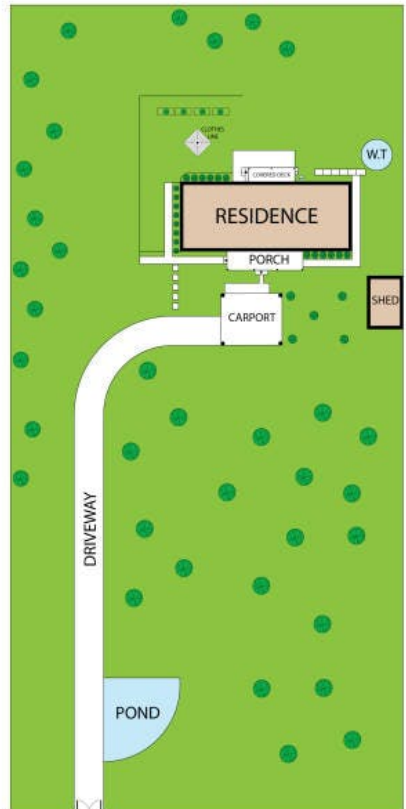
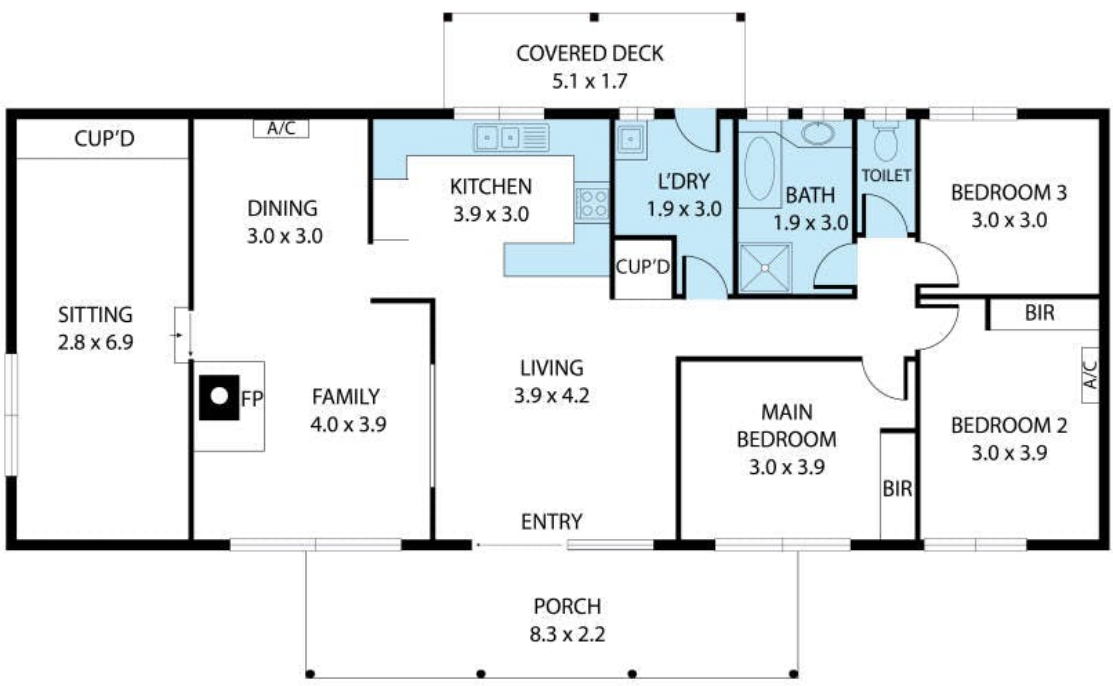
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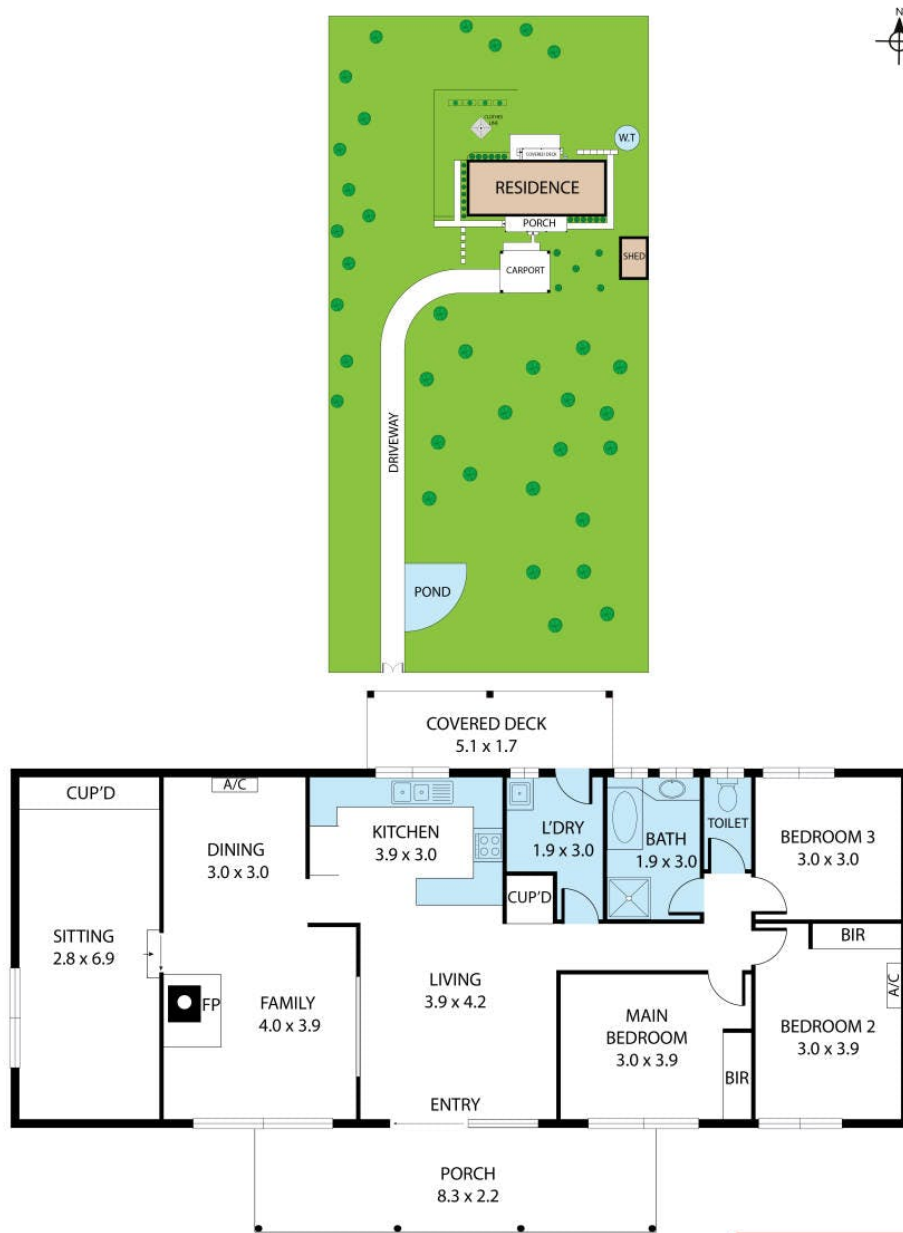




479 Mitchell Road, Echuca Village, VIC, 3564  
 TOTAL APPROX. FLOOR AREA 74 SQ.M

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.





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