



189 Hicks Road, ECHUCA VILLAGE, VIC 3564

Lifestyle, Space & Versatility on 40 Acres

16.19 hectares, 40.00 acres

Situated in the tightly held Echuca Village district just 7km from Echuca, this well-established 40 acre holding presents a versatile rural opportunity with the scale, infrastructure and water to support a range of agricultural pursuits.

Offered across two titles, each with individual irrigation service points, the property provides flexibility for future subdivision or additional dwellings (STCA), while currently operating as a productive cattle and horse holding.

The land is well laid out into 10 paddocks with a central laneway system, allowing for efficient stock movement and management. Electric fencing is in place to most paddocks, with the property well suited to both cattle and equine use. A 2ML stock and domestic water supply supports day-to-day operations.

Infrastructure is a key feature, including machinery shedding, hay storage, powered workshop and well-constructed steel cattle yards with undercover handling facilities, providing a practical and functional setup for livestock operations.

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: 300P196230

SALE DETAILS

\$1,350,000

CONTACT DETAILS

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

Oliver Boyd
0407 095 143

The residence is comfortable and well positioned within established surrounds, featuring an open plan kitchen, dining and living area with wood heating, four bedrooms, central bathroom, second shower in the laundry and separate toilet. Split systems and evaporative cooling provide year round comfort.

A separate self-contained living zone or games room, complete with kitchenette and additional room, offers flexibility for extended family, guest accommodation or a home office.

Surrounding the home is a well-maintained house yard with established trees, lawns and gardens, complemented by a large undercover deck and alfresco area overlooking the property.

With a strong balance of lifestyle appeal and agricultural functionality, this is a genuine small farm opportunity suited to grazing, equine use or mixed farming, all within close proximity to Echuca.

For further information or to arrange an inspection, contact

Oliver Boyd 0407 095 143

- Land Area 16.187426 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1







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THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

