



1171 Middleton Road, ECHUCA, VIC 3564

Lifestyle Living on Approx. 25 Acres

9.88 hectares, 24.41 acres

Enjoy the peace and freedom of country living without sacrificing convenience, located approximately 6 kilometres east of Lockington, 15 kilometres north-west of Rochester and only 18 kilometres south-west of Echuca. Set on approximately 9.88 hectares (24.4 acres), this versatile lifestyle property is ideally suited to horses, hobby farming, motorbikes or simply giving the family room to move and enjoy the rural lifestyle.

The home features five bedrooms, or four plus a home office, with cathedral ceilings and exposed timber beams adding warmth and character throughout. A light filled open plan kitchen, dining and living area forms the heart of the home, complemented by wood heating, split system air conditioning and ceiling fans throughout. The kitchen includes an induction cooktop, electric oven and generous bench space, while front and rear verandahs provide excellent outdoor living areas overlooking the surrounding paddocks.

Outside, the property is currently divided into 8 paddocks all sown to lucerne, complemented by quality fencing, a rock based central laneway and wide 24ft gateways providing excellent access for machinery, vehicles and livestock movement.

TYPE: For Sale

INTERNET ID: 300P196291

SALE DETAILS

\$860,000 – \$890,000

CONTACT DETAILS

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

Oliver Boyd
0407 095 143

Approximately 8.5 hectares is currently laid out to lucerne, producing approximately five to six cuts annually including one silage cut. The property offers excellent versatility for small scale grazing, horses or continued fodder production, with established shelter areas and smaller holding yards adding further practicality and flexibility.

Further improvements include practical shedding, a shearing shed with adjoining small livestock yards, established lawns and trees, plus excellent water infrastructure including approximately 75,000 litres of rainwater storage across three tanks, 0.28 Delivery Share and 2ML Stock & Domestic water.

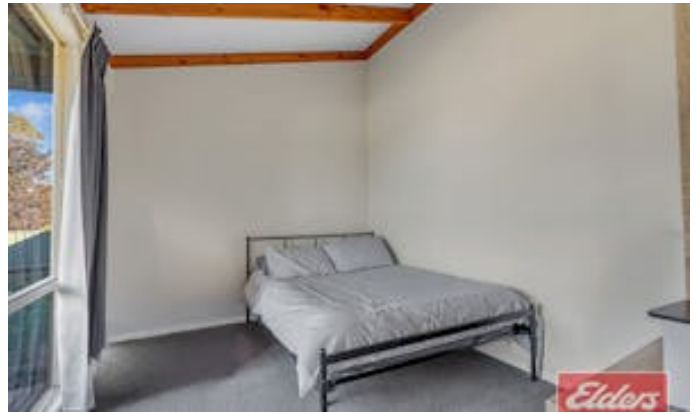
For more information, please contact Oliver Boyd on 0407 095 143.

- Land Area 9.88 hectares
- Bedrooms: 5
- Bathrooms: 2

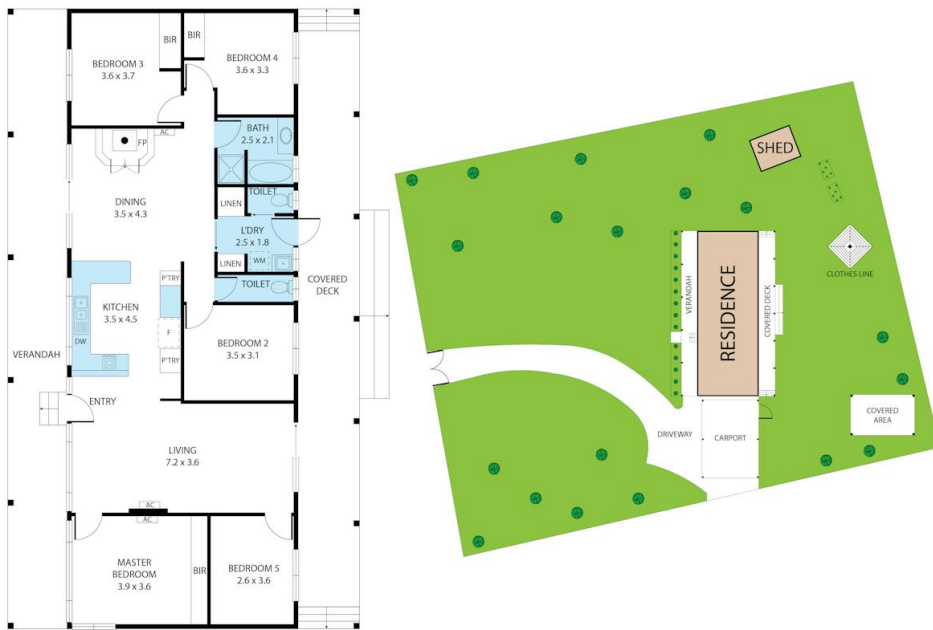
HOMESTEAD

Bedrooms	5
Bathrooms	2



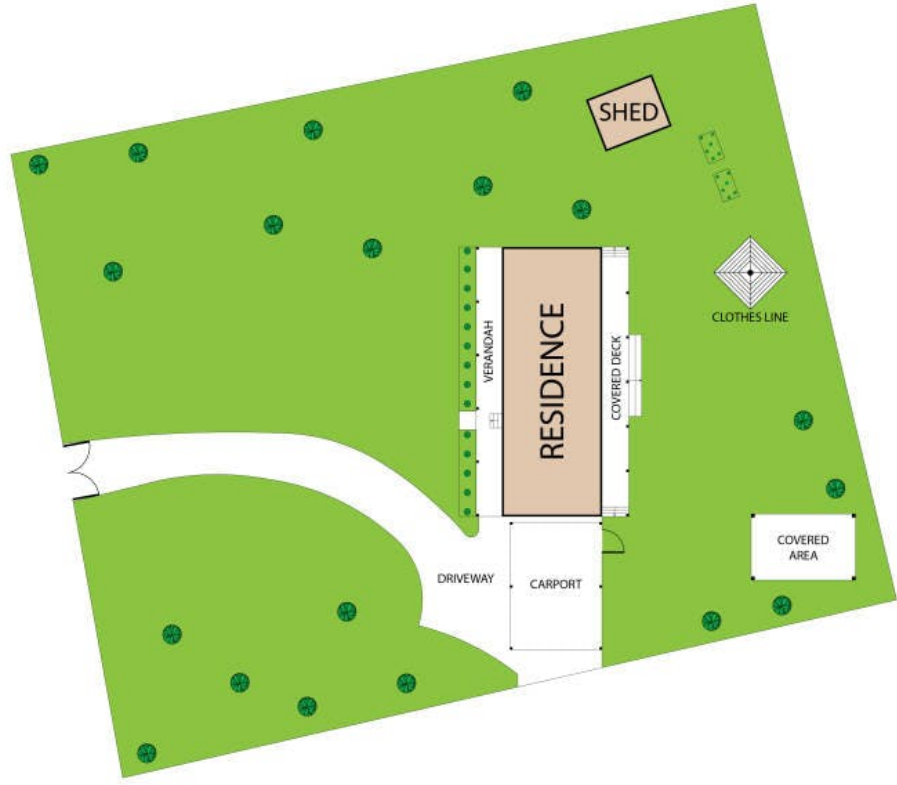
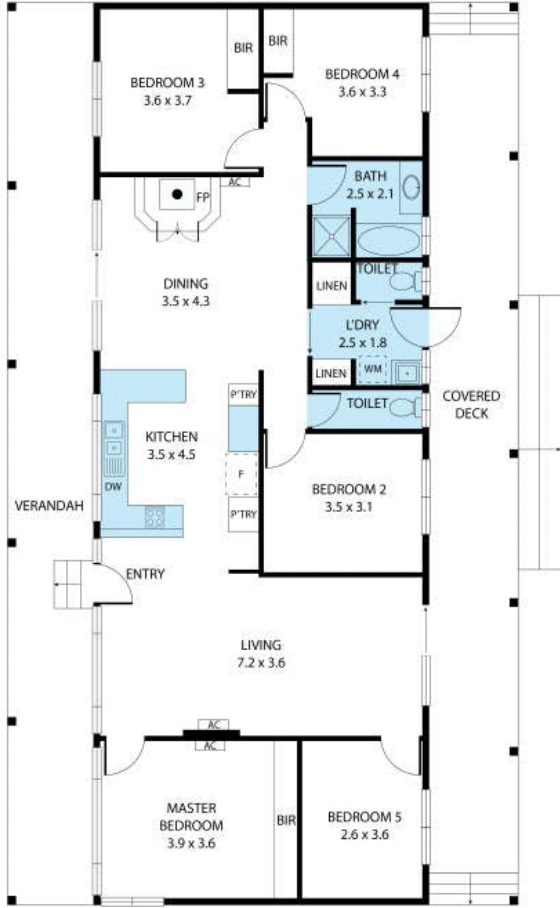






1171 Middleton Road, Bamawm, VIC, 3561
TOTAL APPROX. FLOOR AREA 143 SQ.M
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





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