



206 Wharparilla Drive, ECHUCA, VIC 3564

Elite Riverfront Estate with Private Boat Ramp

Set on approximately 8,000sqm along one of Echuca's most tightly held riverfront addresses, 206 Wharparilla Drive is a property that earns its reputation long before you reach the front door.

Positioned behind electric security gates, the property opens to beautifully maintained grounds and mature river red gums before arriving at the Murray River. A formed driveway leads directly to the water's edge, where expansive lawns, a substantial retaining wall and a private boat ramp provide exceptional river access. Few properties along this stretch of river offer this level of convenience, infrastructure and direct connection to the water.

Inside, the residence has been designed for both relaxed family living and large scale entertaining. Open plan kitchen, dining and living areas form the heart of the home, offering generous proportions and seamless connection to the outdoors. The well appointed kitchen features stone benchtops, a 900mm electric oven, gas cooktop and walk in pantry, while a dedicated home office provides a practical space for those who work remotely.

Accommodation features five bedrooms, all with built in robes, including an impressive

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TYPE: For Sale

INTERNET ID: 300P196890

SALE DETAILS

For Sale

CONTACT DETAILS

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master suite complete with a spacious walk in robe and a beautifully finished ensuite featuring double vanities and stone benchtops.

Refrigerated heating and cooling throughout the home ensures year round comfort, while the fireplace provides the perfect setting to unwind after a day on the water or gather with family and friends during the cooler months.

The outdoor entertaining area is where the property truly comes into its own. A covered alfresco with a fully equipped outdoor kitchen, automatic blinds and ceiling fans flows effortlessly from the main living areas to the freeform swimming pool and spa beyond. A dedicated outdoor shower and separate powder room with independent heating and cooling ensure year round comfort for family and guests alike.

Whether it's a long summer afternoon by the pool, evenings around the fire pit or weekends spent on the river, every element has been designed to maximise enjoyment of this exceptional setting. More than a home, this is a place where families can gather, traditions can be created and memories can be shared across generations.

Then there is the shed.

Far more than additional storage, this substantial brick constructed 20m x 10m building has been purpose built to accommodate the lifestyle that comes with owning a property of this calibre. Triple roller doors with 3.2 metres of clearance provide ample space for boats, caravans, vehicles, golf carts, jet skis and machinery. Town water is connected to every external tap, making it easy to wash down the boat after a day on the river. It is the type of infrastructure that is increasingly difficult and expensive to replicate and quickly becomes one of the most valued features of the property.

Power and water extend all the way to the river's edge, while a 2 megalitre unmetered water allocation provides the practicality required to maintain the property's beautifully established grounds.

Despite its remarkable sense of privacy, 206 Wharparilla Drive is only minutes from the heart of Echuca, placing restaurants, schools, shopping and essential services within easy reach. Yet once inside the gates, the outside world feels a long way away.

For those considering additional income potential, the property also presents an outstanding opportunity as a luxury holiday retreat. The Murray River continues to attract visitors seeking premium accommodation, private water access and space to unwind, with homes of this calibre commanding exceptional nightly rates and strong year round demand.

Located approximately two and a half hours from Melbourne, 206 Wharparilla Drive offers a genuine opportunity to escape the city without sacrificing convenience. Finish work on Friday, head north and be on the Murray River before the evening settles in. Launch the boat, light the fireplace, watch the iconic paddle steamers drift past and enjoy a weekend that feels a world away from everyday life.

One of the finest riverfront holdings to be presented to the Echuca market in recent years, 206 Wharparilla Drive.

For more information or to arrange a private inspection, please contact:

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Other features: Pool, River Views, Spa

- Land Area 8,000.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 8
- Ensuite











206 Wharparilla Dr, Echuca, VIC, 3564
 TOTAL APPROX. FLOOR AREA 371 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.

