

**322 Wharparilla Road, Echuca, Vic 3564**

**CENTURY 21**

**Sold House**

Saturday, 2 March 2024

322 Wharparilla Road, Echuca, Vic 3564

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Area: 6 m2**

**Type: House**



Josh Wilson  
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**\$900,000**

This idyllic rural retreat is nestled on a sprawling 16-acre allotment just a short 8-minute drive from Echuca's CBD. Surrounded by picturesque native gardens, this property offers a serene and private sanctuary with ample space for your enjoyment. The charming blue brick home has undergone a tasteful renovation, boasting a luxurious kitchen equipped with stone benchtops, a 1200mm oven and cooktop, butler's pantry, and breakfast bar. The bathroom exudes elegance with its classy floor-to-ceiling tiles, claw foot bath, large shower, and a conveniently located second toilet adjacent to the laundry. While embracing modern conveniences, the home retains its rustic charm, reflecting its country roots. With four spacious bedrooms, three of which feature built-in storage and all offering views of the surrounding farmland, this home ensures comfort and tranquility. The two generously sized living areas are bathed in natural light and adorned with vinyl flooring. A central solid fuel heater provides warmth during chilly evenings, complemented by an evaporative cooler and split system heating and cooling for added comfort year-round. Outside, the property features a secure yard, ideal for children and pets, along with a chook pen, dog run, and two substantial sheds, one of which is concreted and powered with a 20 amp outlet. Ample storage space is available for equipment such as tractors, trucks, and machinery. An enclosed man cave adds to the outdoor entertainment area. With three expansive paddocks at the rear, securely fenced and separated by established trees, this property is perfect for livestock such as cows, sheep, or horses. An electric fencing system ensures the safety of animals while allowing them to graze freely. The property is connected to NBN and features a large solar power system, offering sustainable living options. 2 megaliters of high-security water are delivered via a solar-piped connection, supplemented by a pump from the large dam and an automatic sprinkler system, ensuring the well-being of the gardens and a variety of fruit trees. Situated a mere 4.9km from the Murray River and the nearest boat ramp, this rural paradise offers a blend of convenience and tranquility. With its array of amenities and natural beauty, this property promises to be the perfect haven for its new owners.