

# 361 Odwyer Road, Wharparilla, Echuca, Vic 3564



## Sold Lifestyle

Saturday, 2 September 2023

361 Odwyer Road, Wharparilla, Echuca, Vic 3564

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 14 m2**

**Type: Lifestyle**



Troy OBrien  
0418570576



Sharon Henson  
0409029344

**\$940,000**

Presenting a captivating lifestyle opportunity, 361 O'Dwyer Road, Wharparilla, invites you to experience the best of riverside living without compromising on privacy. This remarkable 14.32-hectare (approximately 35.4 acres) property is a sanctuary of natural beauty, located in close proximity to the renowned 'Wills Bend' sand bar along the magnificent Murray River. Property Features: **Tranquil Setting:** Nestled in a serene and peaceful location, this property offers an escape from the hustle and bustle of city life but is also close to the thriving Echuca township. The proximity to the Murray River enhances the sense of calm, providing a perfect spot to unwind and rejuvenate. **Charming Residence:** The property features a delightful 3-bedroom, 1-bathroom residence as well as a second residence that could be renovated. There is also an area set aside if you wanted to build your own dream home. **Spacious Sheds:** Two large sheds (Shed 1: 20m x 18m & Shed 2: 70m x 12m approx) with concrete floors provide ample storage space for your tools, equipment, or even potential for hobbies and workshops. Also featuring a collection of 7 old horse stables. **Secure Water Supply:** With a 2-meg water right (with an option to purchase more water) & over 100,000L of water storage, you can enjoy the luxury of abundant water supply, allowing you to explore various land-use options and fulfil your rural aspirations. **Protected and Private:** Kangaroo and rabbit-proof fencing surrounds the property, safeguarding your haven while preserving the natural beauty of the surroundings. **Your Lifestyle Retreat Awaits:** 361 O'Dwyer Road, Wharparilla, embodies the essence of country living, with a touch of riverside charm while enjoying easy access to the Murray River's allure. This is an exceptional opportunity to secure your very own lifestyle oasis, where bushland and river come together to create a harmonious retreat. Offers considered prior to Auction.