

# Address available on request, Echuca Village, Vic 3564

*Elders*

## Lifestyle For Sale

Wednesday, 31 January 2024

Address available on request, Echuca Village, Vic 3564

Bedrooms: 4

Bathrooms: 1

Area: 16 m2

Type: Lifestyle



Oliver Boyd  
0407095143

## AUCTION

Whether you seek a peaceful retreat, a thriving farm, or a perfect blend of both, this tightly held 40-acre lifestyle property in Echuca Village promises a lifestyle like no other, located just 7km out of Echuca township. The property has 2 land titles each with their own irrigation water service point along with the option to subdivide & apply for more building permits (STCA). Most recently used as a working cattle farm, those with a passion for farming will find ample space for animals to roam across and graze freely between 10 fenced paddocks, with laneway access & electric fences to most. The property will be sold with 2mg of water for stock and domestic purposes. The home itself has been well loved, entering from the front sliding door you'll find the open plan kitchen, dining, and living areas seamlessly flow together, creating a warm ambiance accentuated by a cozy heatcharm wood heater. This residence boasts four spacious bedrooms, a main bathroom plus additional shower in the laundry & a separate toilet. For year round comfort, you'll also find 2 split systems along with evaporative air conditioning. Entertain to your heart's content in the separate games room complete with a convenient kitchenette and an office that can easily transform into a bedroom to host friends & family in their own private space. With a 2-car carport, a lockup double garage, 2 phase powered workshop, storage sheds, and a hay shed, your storage needs are not just met, but exceeded! Outside, the landscaped garden around the house is a visual delight, following the paving around the home you'll be greeted with an outdoor decking & alfresco area overlooking the vast land with lush grass and native plants surrounding. A charming rose garden perfumes the air, and evenings come alive by the fire pit, perfect for roasting marshmallows and sipping hot chocolate. Imagine hosting gatherings under the open sky, surrounded by the serene beauty of nature- life does not get much better in these tranquil surroundings. Your Dream Lifestyle Holding Beckons in Echuca Village. Call Oliver Boyd on 0407 095 143 to arrange an inspection.