LJ Hooker Echuca
1/249 AnsthutherStreet,
ECHUCA VIC 3564

18 Clifton Street East East, Mathoura, NSW 2710

$1,550,000

House 4 2 2















Waterfront Sanctuary & Working Farmlet

Opportunities like this don’t simply arise — they materialise once in a blue moon.

Open for Inspection

By Appointment.

Set across an exceptionally private 14-acre waterfront holding, this remarkable property boasts approximately 100 metres of pristine Gulpa Creek frontage with easy access to walking and horse-riding in the adjacent Murray Regional National Park, gently elevated flood-free land, and uninterrupted natural beauty — all just 30 minutes from Echuca. A true collector’s piece, rarely offered and almost impossible to replicate.
Surrounded by majestic, centuries-old Murray River Redgums and abundant birdlife, the property has been lovingly nurtured and thoughtfully developed. Significant investment has gone into infrastructure, including 3-phase underground power, filtered town water, solar panels, pressurised irrigation system, landscaping and the creation of a stunning residence that sits in complete harmony with its surroundings.
A tree-lined driveway framed by low-maintenance gardens and meandering bitamin deiveway welcomes you home. Inside, the residence showcases high vaulted ceilings, expansive open-plan living, and a warm, inviting aesthetic that blends contemporary design with respect for the natural environment. Craftsmanship and finishes throughout are of exceptional quality.
At the heart of the home sits the gourmet kitchen, featuring expansive bench space, double-bowl sink, custom cabinetry, premium European appliances and breathtaking water views — a space designed for both everyday living and entertaining.
Outdoor living is equally impressive. Alfresco areas make the most of Mathoura’s climate, offering tranquil spaces to relax or entertain while soaking in the timeless beauty of the surrounding Redgums.
Adding another layer of rarity, the property includes a highly productive farmlet featuring approximately 200 established mandarin trees, secure water rights, and rich sandy loam soils renowned for producing exceptional quality fruit and vegetables.
The land is ideally suited to ongoing horticulture, market gardening or boutique farming ventures. Complementing this is the charming on-site produce shop — formerly Mathoura Mandarins — providing a ready-made opportunity to sell fruit, vegetables or value-added produce directly from the farm, creating genuine passive income potential or an idyllic lifestyle business.
18 Clifton Street East, Mathoura is more than a home.
It’s a private retreat.
It’s a productive farmlet.
It’s a rare waterfront sanctuary.
Properties of this calibre, scale and versatility are as rare as hens’ teeth — and when they appear, they don’t stay hidden for long.

A once-in-a-generation opportunity

Listed By
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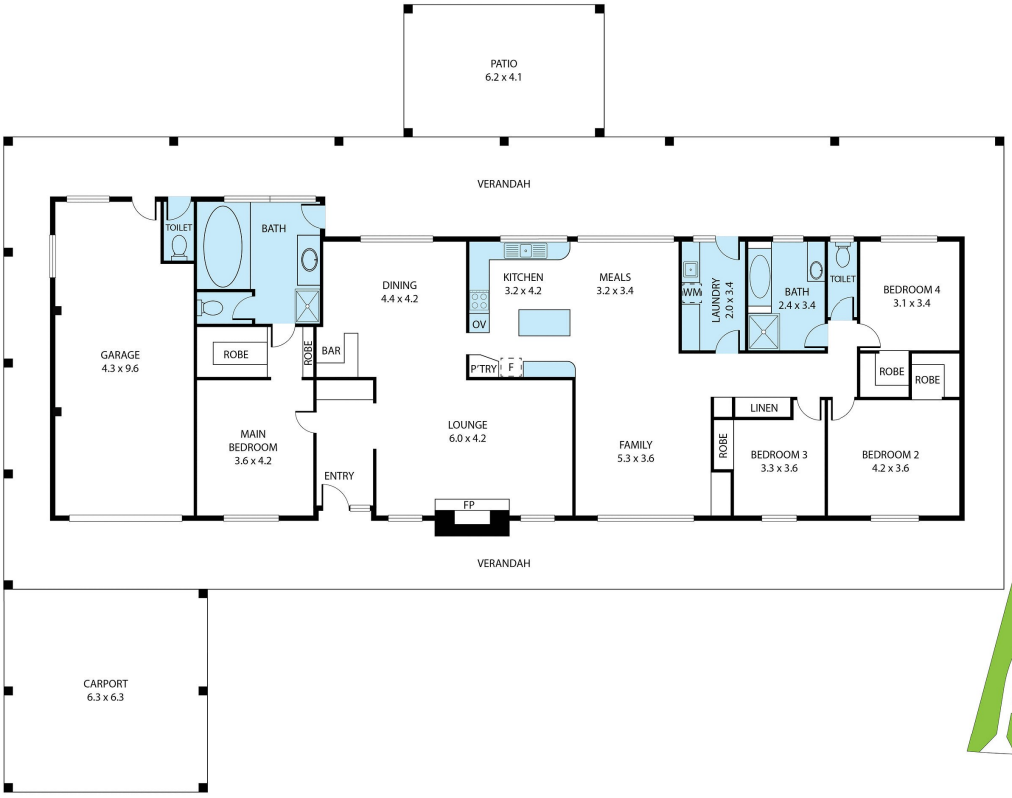
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Listing Number: 3449722

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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Floorplan





18 Clifton Street, Mathoura 2710
TOTAL APPROX. FLOOR AREA 272 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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