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Property Consultant

Welcome to the Marketing Campaign for 856-874 Etiwanda Avenue, MILDURA.

I am the selling agent and if you have any queries please do not hesitate to contact me.



Ben Ridley

Director/Sales Consultant

M : 0407 830 970 | E : bridley@ctfnre.com.au



Property Details



**856-874 Etiwanda Avenue,
MILDURA**

**DEVELOPMENT POTENTIAL - APPROX. 10
ACRES**

\$1.35 - \$1.45

million

1 Ensuite

Evaporative Cooling

Study

Secure Parking

Shed

Built In Robes

- * See the development potential in this approx. 10 acre (4.05 hectare) lot
- * With the Mildura South through to Irymple growth corridor being as popular as ever, this presents as a great opportunity
- * Most of the plot is already cleared and flat land
- * Plus it has a prominent corner position on Etiwanda Avenue and Sixteenth Street directly opposite new subdivisional land
- * Neatly tucked into the corner is a large, solid 4 bedroom family dwelling that is currently rented at \$400 per week to long term tenants
- * That has a couple of large sheds, one next to the home used as car accommodation
- * Make your enquiry today and discuss the options available to utilise the potential in this land

Upon arrival at all Open Inspections you will be required to present photo identification.
Please contact our office if you would like more information.

[Statement of Information](#)

Property Features

Key features of the property

Mildura Rural City Council

Land Size: 10 acres approx. (4.05 hectares)

Development Potential

Mostly cleared & flat land

Prominent corner position

4 bedroom dwelling

Plus a study

Built in robes

2 x bathrooms (one en suite to main)

2 x toilets

Kitchen

Lounge with slow combustion heating

Family room

Open meals

Evaporative cooling

Outdoor area

Brick veneer construction / iron roof

Shedding

Google Map - Property Location

Map



Important Information

Select the tabs below:

Statement of Information



To view the Statement of Information relating to this property, please click on the link below:

[Statement of Information](#)

Due Diligence

Due Diligence Checklist



[DOWNLOAD THE DUE DILIGENCE CHECKLIST](#)

Vendor Statement

The Vendor Statement for this property is accessible by clicking on the link below.

Should you wish to place an offer on this property, please contact the listing agent.



[Vendor Statement](#)

Conditions of Entry

To inspect this property, please familiarise yourself with our conditions of entry.

The conditions are designed for your safety and security, the security of the occupants of the property and safety and security of our staff.

Before you may inspect this property you will be asked to provide your name, telephone number and email address.

You may also be required to identify yourself by producing your current drivers licence or passport.

If you would prefer not to provide your personal information, then we may refuse you entry to this property. Thank you for your cooperation.

[Conditions of Entry](#)

Appraisal Request

If you would like an update Appraisal on your property please click on link below, fill in relevant details and an agent from our office will be in contact with you to arrange a free Property Market Report.



[Appraisal Request](#)

Consultant Profile

If you have any queries please do not hesitate to contact me:



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About Ben

Having lived in Mildura my whole life, I moved to Geelong for a brief period of time where I started my real estate career. The decision to move back was never a hard one as I love what Mildura has to offer year-round. The slower paced lifestyle and the strong community are the reasons why Mildura is the perfect place for my wife Diana and I to raise our three children.

To me, family and friends are everything and I love nothing more than spending time with them whenever possible. I love to go to the gym and while the days of my long curly blonde hair are behind me, I do enjoy letting my hair down once in a while. I am still involved with local sports and in particular coaching the junior football and basketball sides that my children are involved with. Every now and then you may still hear me commentate the local footy match of the round on the radio which is something I still enjoy to do once in a while.

I proudly became a Director of Collie & Tierney in 2013, something I have worked so hard for throughout my career to achieve and I have loved every moment of it. I pride myself in providing the best quality service to all of my clients and with my experience in high end properties throughout Sunraysia the

results speak for themselves. I believe my vast knowledge of the real estate industry, having worked in property management, commercial management, conveyancing and sales as well as working outside of the region has given me priceless knowledge and an advantage to be able to provide a diverse service to all of my clients.