



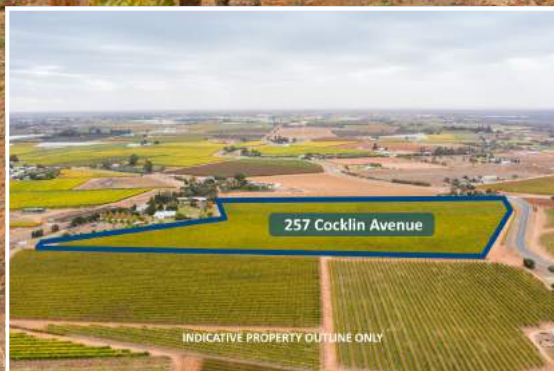
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INFORMATION MEMORANDUM

54 Marks Road, 257 & Blk 15 Cocklin Avenue
& 121 Azolia Street, Red Cliffs



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Property Address:

54 Marks Road, 257 & Blk 15 Cocklin Avenue & 121 Azolia Street, Red Cliffs

Selling Agency:

First National Real Estate Collie & Tierney

67 Lime Avenue

Mildura VIC 3500

www.ctfnre.com.au

Selling Agent:

Robert J Stephens

Rural & Lifestyle Specialist

0458 658 566

rstephens@ctfnre.com.au





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Our Company

Collie & Tierney First National Real Estate is built on a tradition of trust, knowledge and experience, has grown to become one of Australia's leading real estate companies.

The company uses a synergy of the most advanced technology, complemented by a large dynamic, experienced, and diverse team now numbering more than 30.

The directors regard their staff as partners in the business and select their team members as much for their people skills as for their experience in a given field, and their track record.

Today, more than six decades on from the formidable partnership that founded the company in the 1950s, their philosophy has never changed - act with honesty and integrity and always put the interest of their clients first.

Collie & Tierney continues to build on the strong foundation laid by the company's founders, striving each day to take real estate in our region to a new, higher level.





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Introduction

Collie & Tierney are please to offer for sale:

54 Marks Road, 257 & Blk 15 Cocklin Avenue & 121 Azolia Street,

Sunnycliffs/Red Cliffs

The property is located within the irrigation settlement of Sunnycliffs, approximately 15kms south of Mildura, and is planted to a mixture of wine grapes with an Annual Use Limit of 260.1 megalitres.

The property has one main residence, 50x25 foot (approx.) shed and ablutions block.





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Location Map/Maps of Properties





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Sunraysia Region

The Sunraysia Region and Mildura Rural City is situated in Victoria's North West which covers around ten per cent of the states area. It's landscape ranges from precious Mallee vegetation to grain farms, intensive horticulture through irrigation, vibrant towns and the Murray River.

The region is Victoria's most significant producer of wine grapes, table grapes, dried fruit, citrus and almonds. With a population of over 60,000 Mildura is the commercial centre of the region and is the third largest transport distribution centre in Victoria and a major transport hub, linking Melbourne, Sydney and Adelaide.

A very popular tourist destination, boasting delicious local produce, award winning restaurants, wineries, breathtaking natural beauty and a glorious Mediterranean climate.

The city of Mildura has an extensive range of facilities and amenities, including one of Australia's biggest provincial airports.

Some useful web links about the region are as follows:

Wentworth Shire Council

www.wentworth.nsw.gov.au

Mildura Rural City Council

www.mildura.vic.gov.au

Mildura Development Corporation

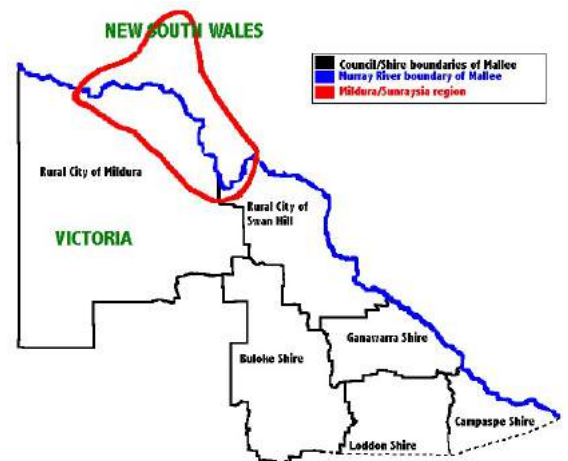
www.milduraregion.com.au

Grow Mildura Region

www.growmilduraregion.com.au

Mildura Tourism

www.visitmildura.com.au



Climate & Rainfall

Average annual rainfall is approximately 290mm, but there is considerable variation from one year to the next. Rain occurs mainly during the winter months. Winters are cool with a moderate frost risk, summers are hot with temperatures known to exceed 40C.

Mildura Climate Summary

Data sourced from the Bureau of Meteorology

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Temperature														
Mean maximum temperature (°C)	32.3	31.7	28.3	23.6	19.1	16.0	15.4	17.3	20.5	24.0	27.6	30.2	23.8	69 1946 2015
Mean minimum temperature (°C)	16.7	16.5	13.8	10.1	7.4	5.2	4.3	5.2	7.4	9.8	12.5	14.8	10.3	69 1946 2015
Rainfall														
Mean rainfall (mm)	22.0	22.7	20.3	18.4	25.1	22.4	25.8	25.6	26.7	29.3	25.6	25.6	289.6	69 1946 2015
Decile 5 (median) rainfall (mm)	11.7	10.8	11.4	12.4	17.5	16.1	24.3	20.3	23.6	19.8	18.4	15.0	274.4	68 1946 2015
Mean number of days of rain ≥ 1 mm	2.5	2.2	2.5	2.8	4.1	4.8	5.2	5.2	4.4	4.5	3.7	2.8	44.5	68 1946 2015





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Land Details

ADDRESS	SIZE (Hectares)	SIZE (Acres)	AUL
54 (Blk 13) Marks Road	8.267ha	20.424 acres	65.5megs
Blk 15 Cocklin Avenue	8.179ha	20.21 acres	67.3megs
Blk 15a Cocklin Avenue	5,994m ²	1.481 acres	
121 (Blk 252) Azolia St	7.729ha	19.098 acres	61.9megs
257 Cocklin Avenue	6.766ha	16.718 acres	65.4megs
257b Cocklin Avenue	5,687m ²	1.405 acres	
TOTAL	32.109ha	79.34 acres	260.1megs
Total Planted	26.3ha	64.987 acres	

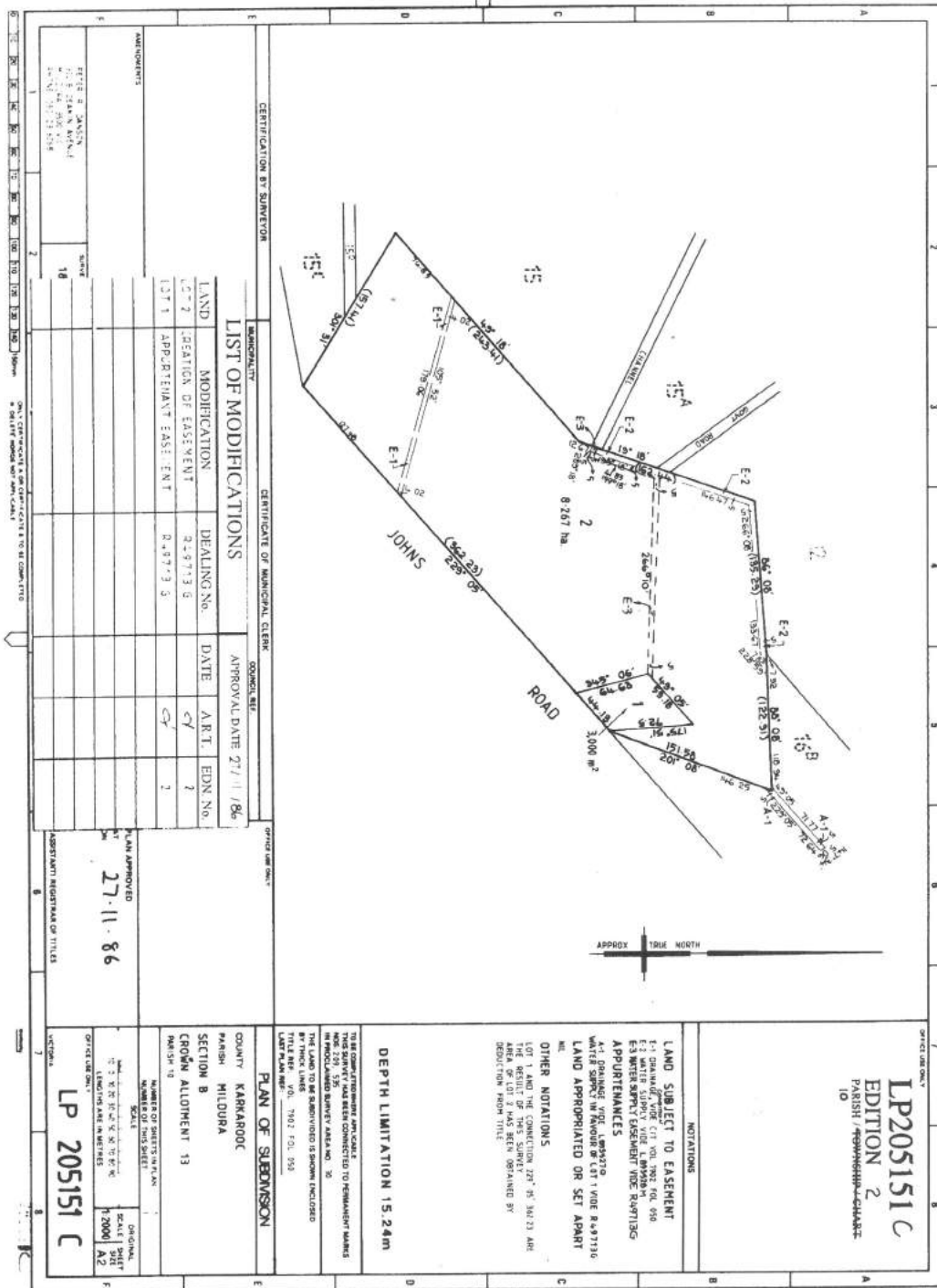




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Title Details - 54 (Blk 13) Marks Road



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Title Details - Blk 15 Cocklin Avenue

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PLAN OF CONSOLIDATION		LTO use only EDITION	Plan Number PC 361639T																												
Location of Land Parish: MILDURA (PT. MALLEE COUNTRY) Township: B Section: 15 (PART), 15F AND 15G Crown Allotment: Crown Portion: LTO Base Record: PARISH SHEET 10 (3102) Title Reference: VOL. 10453 FOL. 898; VOL. 9293 FOL. 422 Last Plan Reference: LOT 2 ON LP126107 Postal Address: COCKLIN AVENUE (at time of consolidation) SUNNYCLIFFS VIC. 3496 AMG Co-ordinates E 610 850 N 6 205 300 Zone: 54		Council Certification Council Name: MILDURA RURAL CITY COUNCIL L11/3123/15/012 Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 4/7/00 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Council Delegate - Council Seal Date: / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date: 9/11/00																													
Legend: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)		LTO use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 15/09/00 LTO use only PLAN REGISTERED TIME 4-40 P.M. DATE 5/12/00 Assistant Registrar of Titles																													
Easement Information <table border="1"> <thead> <tr> <th>Subject Land</th> <th>Purpose</th> <th>Width (Metres)</th> <th>Origin</th> <th>Land Benefited/In Favour Of</th> </tr> </thead> <tbody> <tr> <td>E-1</td> <td>DRAINAGE</td> <td>5</td> <td>LP 126107</td> <td rowspan="3">LOTS IN LP 126107 STATE RIVERS & WATER SUPPLY COMMISSION SUNRAYSIA RURAL WATER AUTHORITY OR OTHER AUTHORITY AS SET OUT IN C/G V. 10453 F. 898</td> </tr> <tr> <td>E-2</td> <td>DRAINAGE</td> <td>4.02</td> <td>C/G. V.7417 F.480</td> </tr> <tr> <td>E-3</td> <td>WATER SUPPLY</td> <td>4.02</td> <td>C/G. V.10453 F.898</td> </tr> <tr> <td>E-4</td> <td>TRANSMISSION, SUPPLY OR DISTRIBUTION OF ELECTRICITY</td> <td>VAR.</td> <td>C/G. V.10453 F.898</td> <td>ANY ELECTRICITY CORPORATION OR DISTRIBUTION COMPANY AS DEFINED IN THE ELECTRICITY INDUSTRY ACT 1993 OR THE HOLDER OF A LICENCE UNDER PART 12 OF THAT ACT AS SET OUT IN C/G V. 10453 F. 898</td> </tr> <tr> <td>E-5</td> <td>WATER SUPPLY & DRAINAGE</td> <td>4</td> <td>C/E HB12666</td> <td>STATE RIVERS & WATER SUPPLY COMMISSION</td> </tr> </tbody> </table>		Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	E-1	DRAINAGE	5	LP 126107	LOTS IN LP 126107 STATE RIVERS & WATER SUPPLY COMMISSION SUNRAYSIA RURAL WATER AUTHORITY OR OTHER AUTHORITY AS SET OUT IN C/G V. 10453 F. 898	E-2	DRAINAGE	4.02	C/G. V.7417 F.480	E-3	WATER SUPPLY	4.02	C/G. V.10453 F.898	E-4	TRANSMISSION, SUPPLY OR DISTRIBUTION OF ELECTRICITY	VAR.	C/G. V.10453 F.898	ANY ELECTRICITY CORPORATION OR DISTRIBUTION COMPANY AS DEFINED IN THE ELECTRICITY INDUSTRY ACT 1993 OR THE HOLDER OF A LICENCE UNDER PART 12 OF THAT ACT AS SET OUT IN C/G V. 10453 F. 898	E-5	WATER SUPPLY & DRAINAGE	4	C/E HB12666	STATE RIVERS & WATER SUPPLY COMMISSION	Notations Depth Limitation: 15.24 METRES BELOW THE SURFACE. AFFECTS ALL THE LAND IN (C.A. 15F & 15G) 15 METRES BELOW THE SURFACE. AFFECTS ALL THE LAND IN (C.A. 15B) Survey This plan is not based on survey This survey has been connected to permanent marks no(s) In proclaimed Survey Area No.	
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of																											
E-1	DRAINAGE	5	LP 126107	LOTS IN LP 126107 STATE RIVERS & WATER SUPPLY COMMISSION SUNRAYSIA RURAL WATER AUTHORITY OR OTHER AUTHORITY AS SET OUT IN C/G V. 10453 F. 898																											
E-2	DRAINAGE	4.02	C/G. V.7417 F.480																												
E-3	WATER SUPPLY	4.02	C/G. V.10453 F.898																												
E-4	TRANSMISSION, SUPPLY OR DISTRIBUTION OF ELECTRICITY	VAR.	C/G. V.10453 F.898	ANY ELECTRICITY CORPORATION OR DISTRIBUTION COMPANY AS DEFINED IN THE ELECTRICITY INDUSTRY ACT 1993 OR THE HOLDER OF A LICENCE UNDER PART 12 OF THAT ACT AS SET OUT IN C/G V. 10453 F. 898																											
E-5	WATER SUPPLY & DRAINAGE	4	C/E HB12666	STATE RIVERS & WATER SUPPLY COMMISSION																											
		ENLARGEMENT NOT TO SCALE																													
PETER R. DANSON LICENSED LAND SURVEYOR 177 WALNUT AVENUE MILDURA VIC. 3500 PHONE (03) 5023 6268		Sheet 1 of 1 Sheets																													
SCALE 0 30 90 150 LENGTHS ARE IN METRES		ORIGINAL SCALE SHEET SIZE A3 LICENSED SURVEYOR (PRINT) PETER R. DANSON SIGNATURE DATE 8/6/00 REF 2003 VERSION 2																													
		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3																													

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TITLE PLAN		EDITION 1	TP 259935H
Location of Land Parish: MILDURA Township: Section: B Crown Allotment: 15A Crown Portion:		Notations IN THE MALLEE COUNTRY FOR THE PURPOSES OF THE LAND ACT. ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Last Plan Reference Derived From: VOL 9293 FOL 421 Depth Limitation: 15.24 M		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 06/01/2000 VERIFIED: CL	
Description of Land / Easement Information			
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	





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Title Details - 121 (Blk 252) Azolia Street

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PLAN OF CONSOLIDATION		LTO use only EDITION 1	Plan Number PC 36164IH	
Location of Land Parish: MILDURA Township: _____ Section: B Crown Allotment: 252 AND 252A Crown Portion: _____ LTO Base Record: PARISH SHEET 10 (302) Title Reference: VOL. 10407 FOL. 916; VOL. 8876 FOL. 246 Last Plan Reference: _____ Postal Address: COCKLIN AVENUE (at time of consolidation) SUNNYCLIFFS VIC. AMG Co-ordinates (of approx. centre of land in plan) E: 610 150 3496 N: 6 204 650 Zone: 54		Council Certification <i>L11/3021/0252 (2)</i> MILDURA RURAL CITY COUNCIL Ref: _____ 1. This plan is certified under section 6 of the subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Council Delegate Council Seal Date <i>6/7/2000</i> Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
		LTO use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date <i>23/8/10</i> LTO use only PLAN REGISTERED TIME <i>14:39</i> DATE <i>4/10/00</i> <i>R. Bl</i> Assistant Registrar of Titles		
Notations Depth Limitation: 15.24 METRES BELOW THE SURFACE. AFFECTS ALL THE LAND IN C/G V. 8876 F. 246 (C.A. 252) 15 METRES BELOW THE SURFACE. AFFECTS ALL THE LAND IN C/G V. 10407 F. 916 (C.A. 252A) AS TO CA 252 - IN THE MALLEE COUNTRY Survey This plan is is not based on survey This survey has been connected to permanent marks no(s) _____ In proclaimed Survey Area No. _____				
Easement Information Legend: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)				
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
E-1	THE EASEMENT EXEMPTED FROM C/G V.8876 F.246	4.02	SECTION 286 OF THE WATER ACT 1928 SEE C/G V.8876 F.246	STATE RIVERS AND WATER SUPPLY COMMISSION
E-2	RESERVATION IN C/G V.10407 F.916 FOR DRAINAGE AND OTHER PURPOSES	4.02	C/G V.10407 F.916	THE MUNICIPAL OR OTHER AUTHORITY OR BODY AS SET OUT IN C/G V.10407 F.916

NOT TO SCALE

PETER R. DANSON LICENSED LAND SURVEYOR 177 WALNUT AVENUE MILDURA VIC. 3500 PHONE (03) 5023 6268		Sheet _____ of _____ Sheets
SCALE 0 25 75 125 LENGTHS ARE IN METRES	ORIGINAL SCALE SHEET SIZE A3 1:2500	LICENSED SURVEYOR (PRINT) PETER R. DANSON SIGNATURE _____ DATE <i>8 / 6 / 00</i> REF 2005 VERSION 1 DATE <i>6/7/2000</i> COUNCIL DELEGATE SIGNATURE _____ Original sheet size A3

T.O.B.



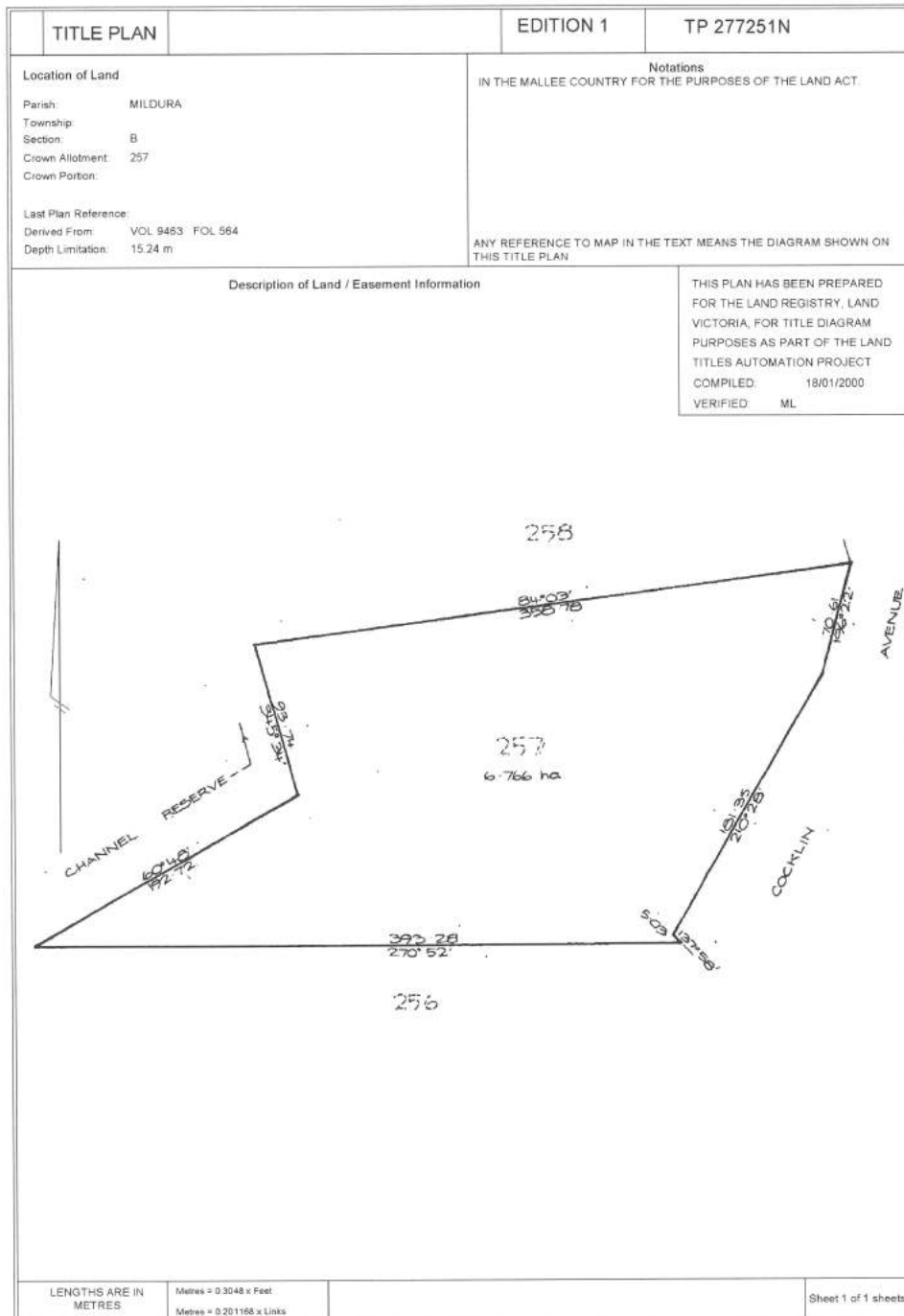


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Title Details - 257 Cocklin Avenue

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TITLE PLAN		EDITION 1	TP 771209G
Location of Land Parish: MILDURA Township: Section: B Crown Allotment: 257B Crown Portion: Last Plan Reference: Derived From: VOL 10453 FOL 997 Depth Limitation: 15 m		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 10453 FOL. 997 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 03/02/2003 VERIFIED: BP
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets

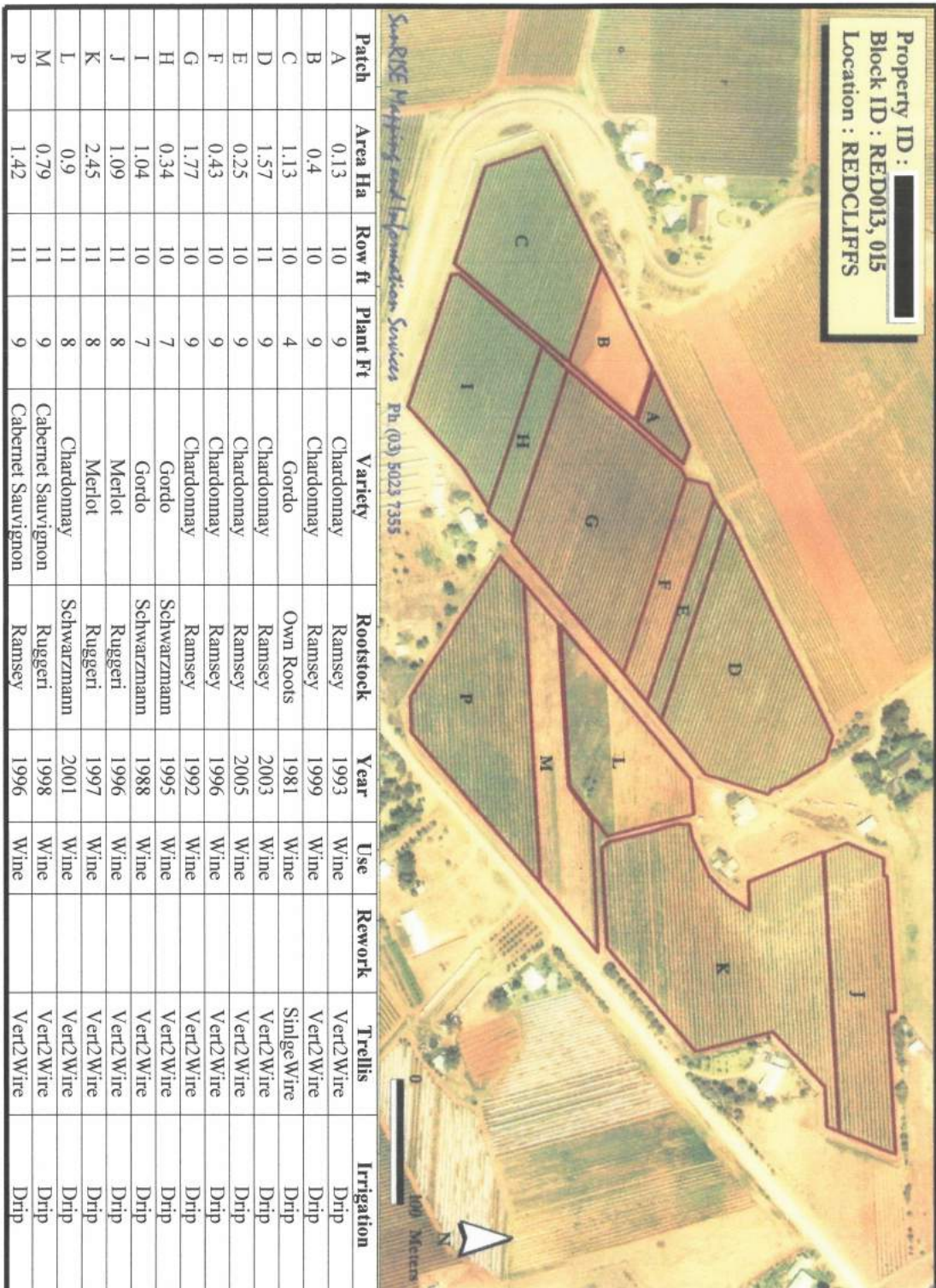




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Sunrise 21 Map - 54 Marks Rd & Blks 15 & 15a Cocklin Ave

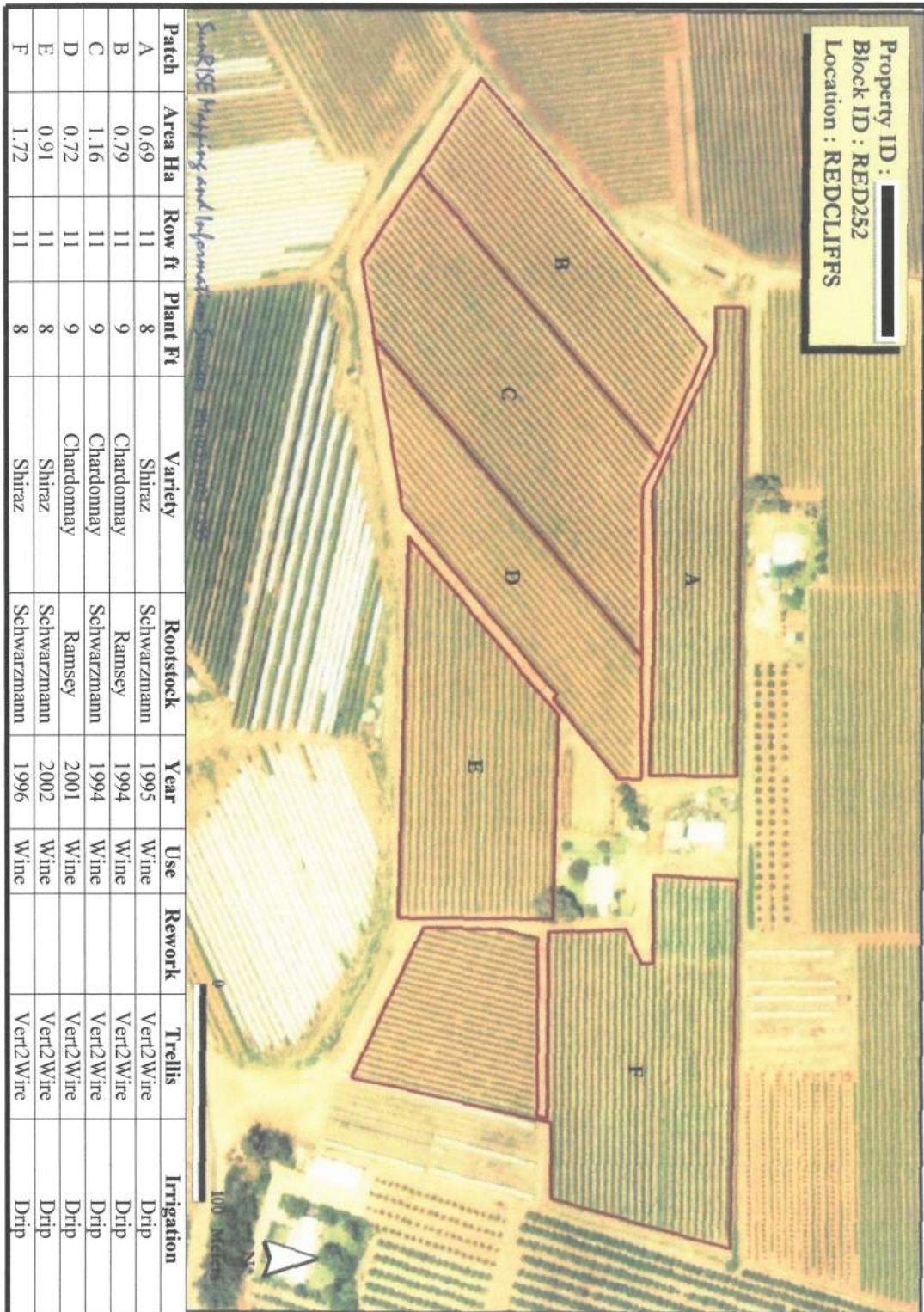




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Sunrise 21 Map - 121 (Blk 252) Azolia Street

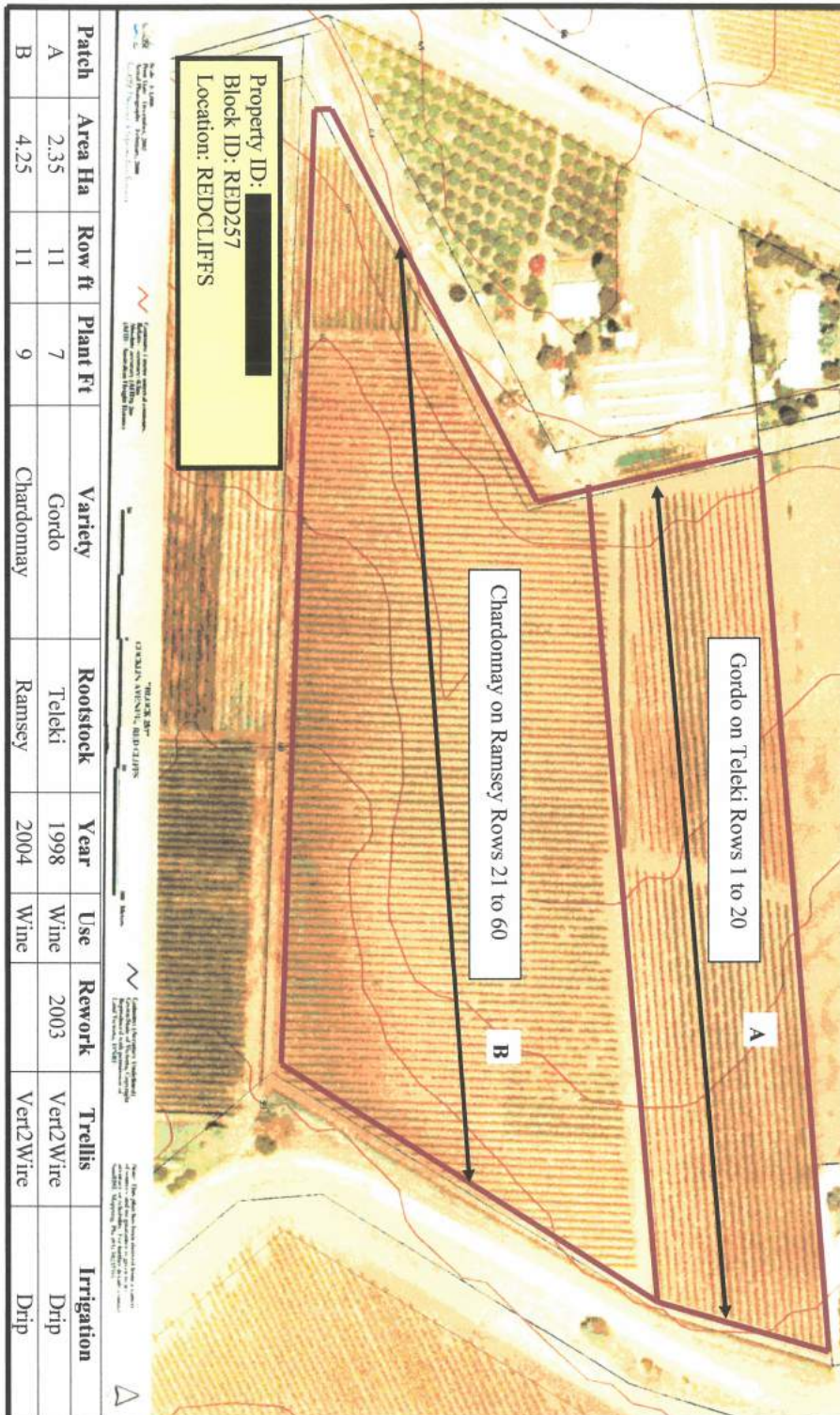




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Sunrise 21 Map - 257 & 257b Cocklin Avenue



PROPERTY DETAILS

Address: **54 MARKS ROAD RED CLIFFS 3496**
 Lot and Plan Number: **Lot 2 LP205151**
 Standard Parcel Identifier (SPI): **2\LP205151**
 Local Government Area (Council): **MILDURA**
 Council Property Number: **19405**
 Planning Scheme: **Mildura**
 Directory Reference: **VicRoads 3 E6**

www.mildura.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/mildura

UTILITIES

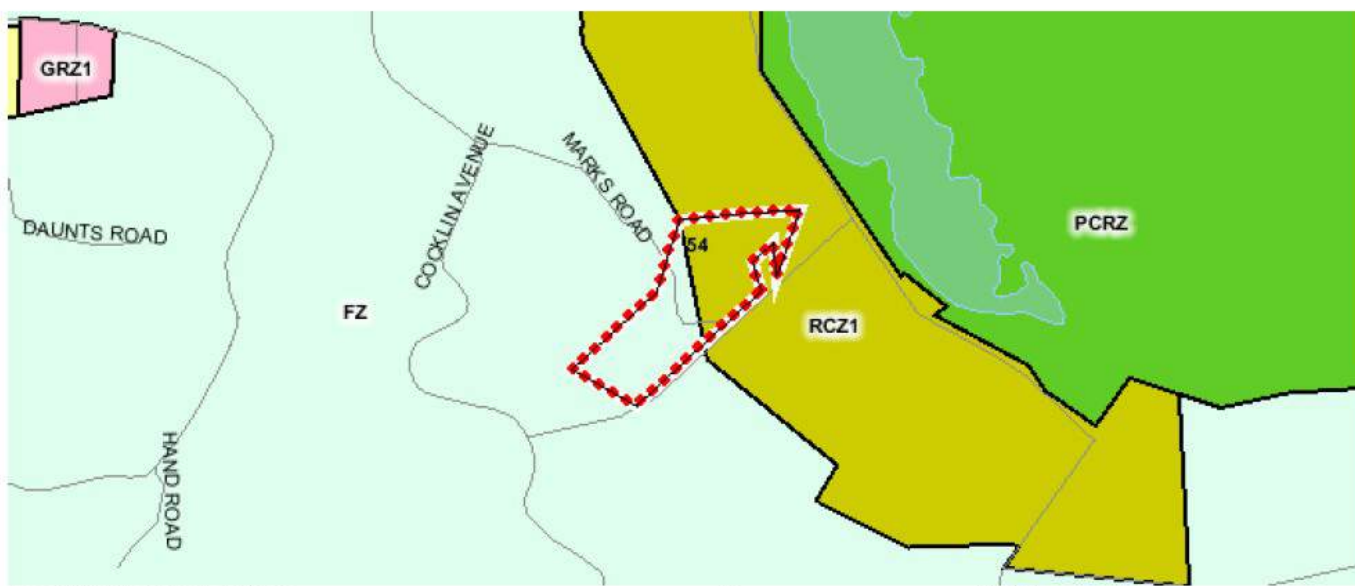
Rural Water Corporation: **Lower Murray Water**
 Urban Water Corporation: **Lower Murray Water**
 Melbourne Water: **outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **MILDURA**

Planning Zones

- [FARMING ZONE \(FZ\)](#)
- [SCHEDULE TO THE FARMING ZONE \(FZ\)](#)
- [RURAL CONSERVATION ZONE \(RCZ\)](#)
- [RURAL CONSERVATION ZONE - SCHEDULE 1 \(RCZ1\)](#)



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- | | | |
|-------------------------------|---------------------------|---------------------------------------|
| FZ - Farming | GRZ - General Residential | PCRZ - Public Conservation & Resource |
| PUZ2 - Public Use - Education | RCZ - Rural Conservation | |

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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From www.planning.vic.gov.au on 02 July 2019 02:13 PM

PROPERTY DETAILS

Lot and Plan Number: **Plan PC361639**
 Address: **COCKLIN AVENUE RED CLIFFS 3496**
 Standard Parcel Identifier (SPI): **PC361639**
 Local Government Area (Council): **MILDURA** www.mildura.vic.gov.au
 Council Property Number: **19880 (Part)**
 Planning Scheme: **Mildura** planning-schemes.delwp.vic.gov.au/schemes/mildura
 Directory Reference: **VicRoads 3 E6**

This parcel is one of 2 parcels comprising the property. For full parcel details get the free Basic Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Lower Murray Water**
 Urban Water Corporation: **Lower Murray Water**
 Melbourne Water: **outside drainage boundary**
 Power Distributor: **POWERCOR**

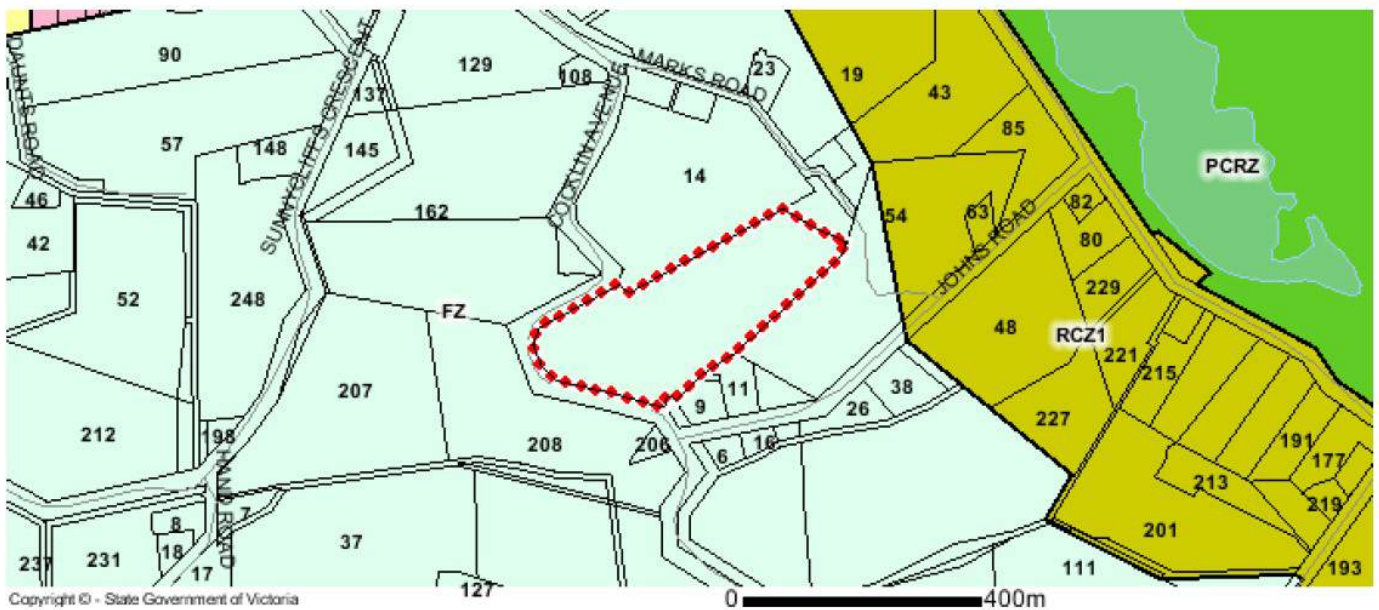
STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **MILDURA**

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



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- | | | |
|-------------------------------|---------------------------|---------------------------------------|
| FZ - Farming | GRZ - General Residential | PCRZ - Public Conservation & Resource |
| PUZ2 - Public Use - Education | RCZ - Rural Conservation | |

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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From www.planning.vic.gov.au on 02 July 2019 02:14 PM

PROPERTY DETAILS

Crown Description: **Allot. 15A Sec. B MILDURA**
 Address: **COCKLIN AVENUE RED CLIFFS 3496**
 Standard Parcel Identifier (SPI): **15A-B\PP3102**
 Local Government Area (Council): **MILDURA** www.mildura.vic.gov.au
 Council Property Number: **19880 (Part)**
 Planning Scheme: **Mildura** planning-schemes.delwp.vic.gov.au/schemes/mildura
 Directory Reference: **VicRoads 3 E6**

This parcel is one of 2 parcels comprising the property. For full parcel details get the free Basic Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Lower Murray Water**
 Urban Water Corporation: **Lower Murray Water**
 Melbourne Water: **outside drainage boundary**
 Power Distributor: **POWERCOR**

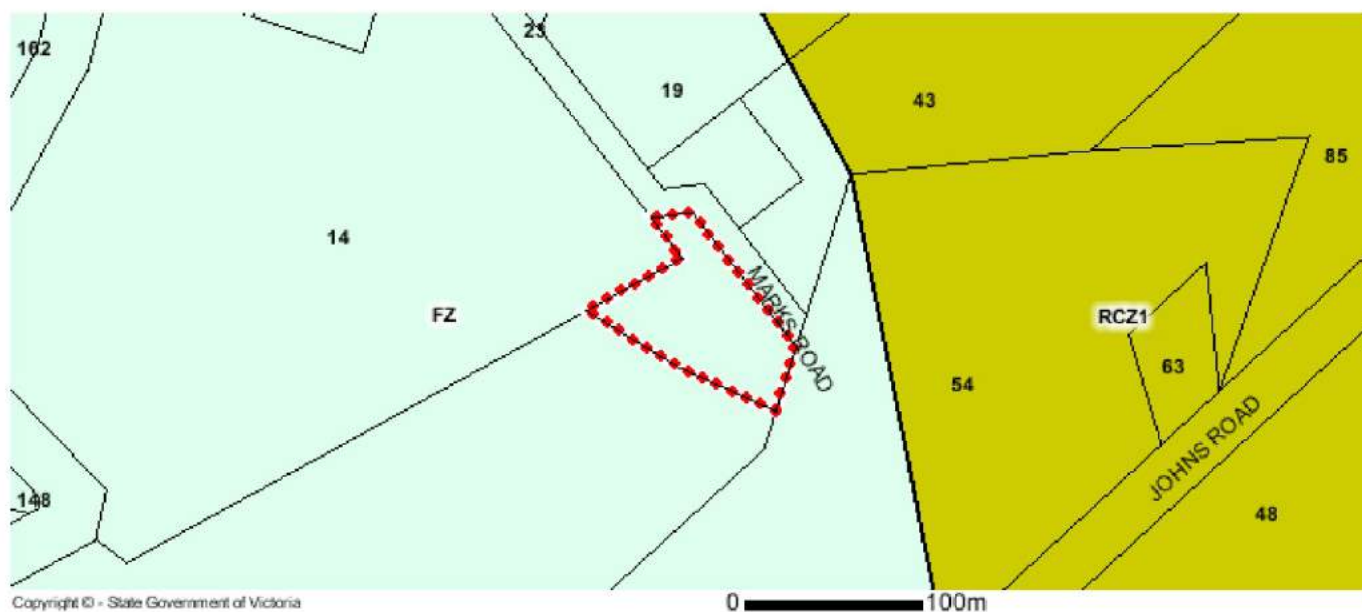
STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **MILDURA**

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



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FZ - Farming
 RCZ - Rural Conservation

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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From www.planning.vic.gov.au on 02 July 2019 02:20 PM

PROPERTY DETAILS

Lot and Plan Number: Plan PC361641
Address: 121 AZOLIA STREET RED CLIFFS 3496
Standard Parcel Identifier (SPI): PC361641
Local Government Area (Council): MILDURA
Council Property Number: 19874
Planning Scheme: Mildura
Directory Reference: VicRoads 3 E6

www.mildura.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/mildura

UTILITIES

Rural Water Corporation: Lower Murray Water
Urban Water Corporation: Lower Murray Water
Melbourne Water: outside drainage boundary
Power Distributor: POWERCOR

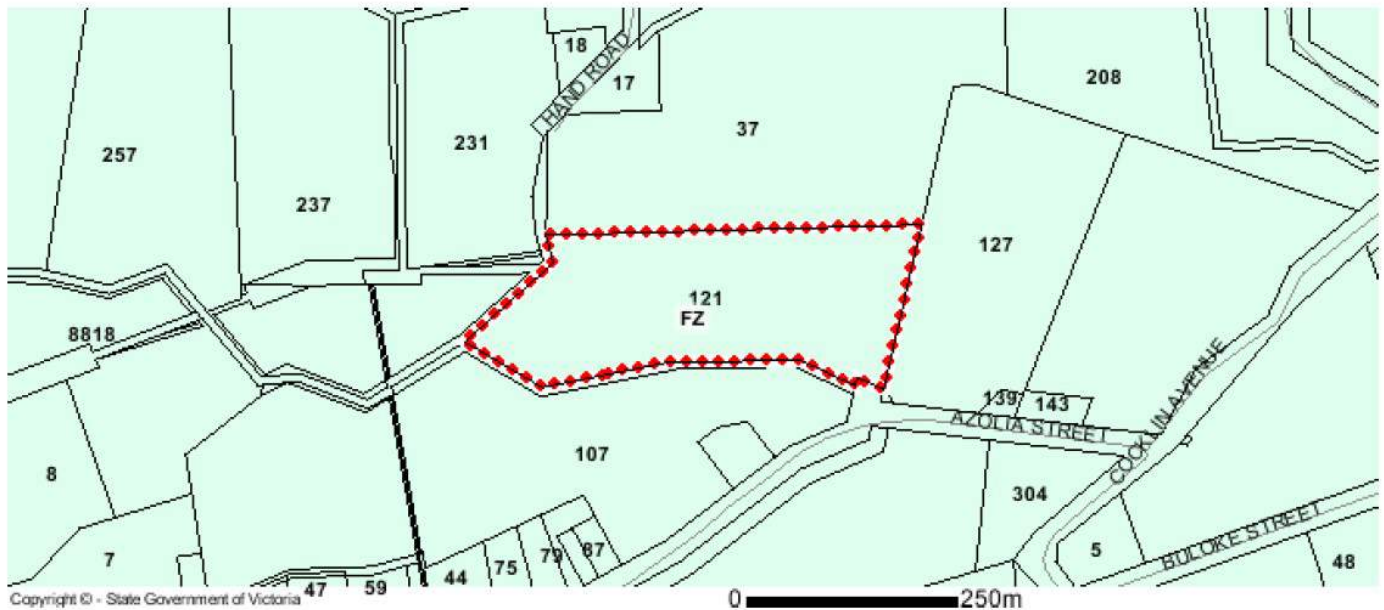
STATE ELECTORATES

Legislative Council: NORTHERN VICTORIA
Legislative Assembly: MILDURA

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



 FZ - Farming

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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From www.planning.vic.gov.au on 02 July 2019 02:15 PM

PROPERTY DETAILS

Crown Description: Allot. 257 Sec. B MILDURA
 Address: 162 COCKLIN AVENUE RED CLIFFS 3496
 Standard Parcel Identifier (SPI): 257-B\PP3102
 Local Government Area (Council): MILDURA www.mildura.vic.gov.au
 Council Property Number: 19879 (Part)
 Planning Scheme: Mildura planning-schemes.delwp.vic.gov.au/schemes/mildura
 Directory Reference: VicRoads 3 E6

This parcel is one of 3 parcels comprising the property. For full parcel details get the free Basic Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: Lower Murray Water
 Urban Water Corporation: Lower Murray Water
 Melbourne Water: outside drainage boundary
 Power Distributor: POWERCOR

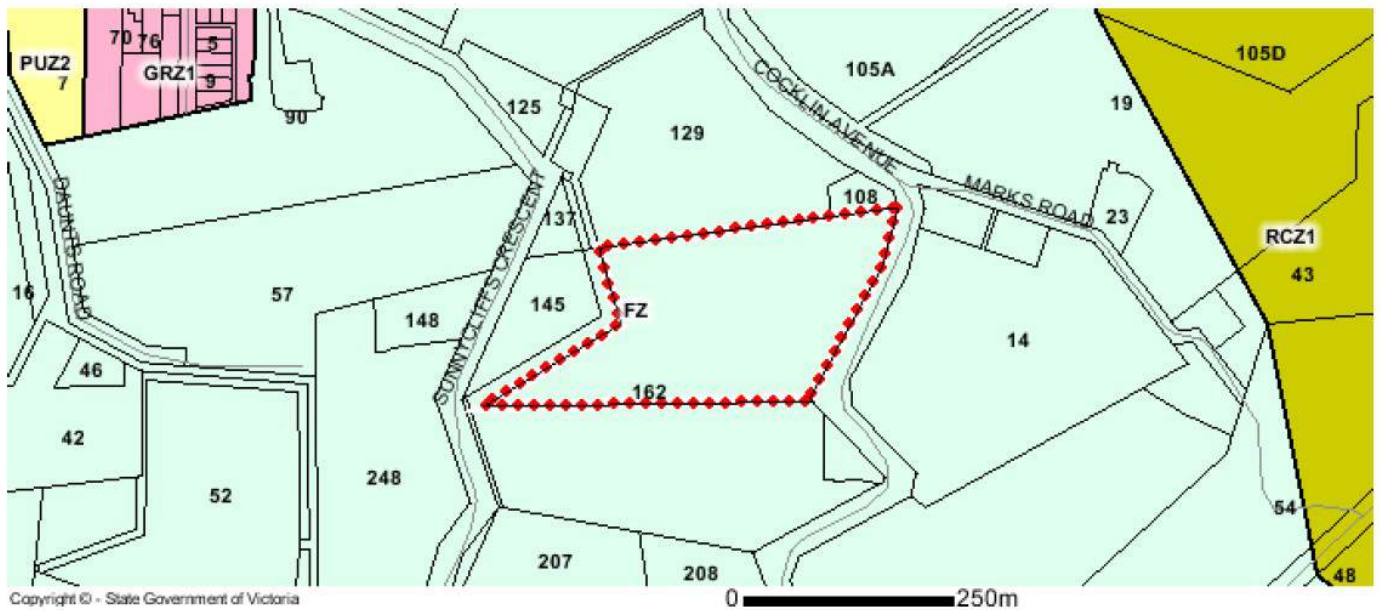
STATE ELECTORATES

Legislative Council: NORTHERN VICTORIA
 Legislative Assembly: MILDURA

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



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- FZ - Farming
- GRZ - General Residential
- PUZ2 - Public Use - Education
- RCZ - Rural Conservation

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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From www.planning.vic.gov.au on 02 July 2019 02:18 PM

PROPERTY DETAILS

Crown Description: Allot. 257B Sec. B MILDURA
 Address: 162 COCKLIN AVENUE RED CLIFFS 3496
 Standard Parcel Identifier (SPI): 257B-B\PP3102
 Local Government Area (Council): MILDURA www.mildura.vic.gov.au
 Council Property Number: 19879 (Part)
 Planning Scheme: Mildura planning-schemes.delwp.vic.gov.au/schemes/mildura
 Directory Reference: VicRoads 3 E6

This parcel is one of 3 parcels comprising the property. For full parcel details get the free Basic Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: Lower Murray Water
 Urban Water Corporation: Lower Murray Water
 Melbourne Water: outside drainage boundary
 Power Distributor: POWERCOR

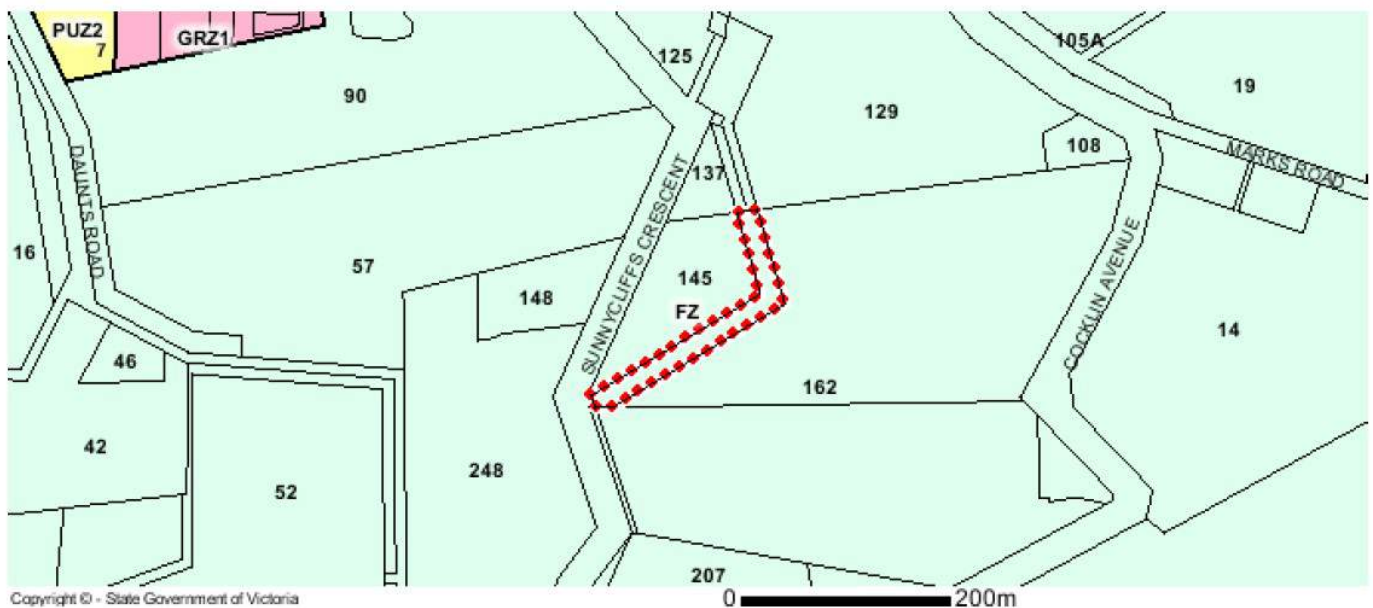
STATE ELECTORATES

Legislative Council: NORTHERN VICTORIA
 Legislative Assembly: MILDURA

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



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FZ - Farming

GRZ - General Residential

PUZ2 - Public Use - Education

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Irrigation & Water Entitlements

Irrigation & Water Entitlements

- Irrigation - the permanent plantings are irrigated by drip irrigation via three electric pumps and fertigation system
- Water entitlements - the properties have an Annual Use Limit of 260.1 megalitres





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Structural Improvements & Dwelling

Shedding & Ablutions Block

- Shed 1 - 50 x 25 foot (approx) with floor, lights & power
- Shed 2 - 40 x 30 foot (approx)
- Ablutions Block - kitchen, shower and toilet



Dwelling

- House - 3 bedroom weatherboard with CGI roof, featuring a formal lounge, meals area, timber kitchen, bathroom plus second toilet. There is gas heating, evaporative cooling and electric hot water system. Also a four car carport and town water is available but not connected.





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