



## Table of Contents

---

- Sales Consultant
- Property Display Page
- Property Photos
- Google Map - Property Location
- Property Features
- Statement of Information
- Vendor Statement & Other Information
- Appraisal Request
- Sales Consultant Profile



41-43 Magnolia Avenue, Mildura

## Sales Consultant

---

Welcome to the Marketing Campaign for 41-43 Magnolia Avenue, MILDURA.

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

Ben Ridley

M : 0407 830 970

E : [bridley@ctfnre.com.au](mailto:bridley@ctfnre.com.au)





41-43 Magnolia Avenue, Mildura

## Property Display Page

2

1



0



951 sqm



41-43 Magnolia Avenue, MILDURA VIC - **\$575,000 - \$625,000**



- \* A truly rare opportunity to purchase such a large parcel of land in the City Heart with two lots on the step of the inner city and riverfront
- \* Situated on the corner of Magnolia Avenue and Eighth Street, it has rear lane access and exposure on both Eighth St and Magnolia Avenue
- \* The block is approximately 951m<sup>2</sup> in total and has all services available
- \* There is over a 20 metre frontage to Magnolia Avenue and is 47 metres deep along Eighth Street
- \* Subject to Council approval this block has the potential to be developed into fabulous inner city townhouses or you may prefer to create one spectacular primary residence
- \* With a location second to none, it has the City Heart and Riverfront Development on its doorstep
- \* Imagine the possibilities and reap the rewards!



41-43 Magnolia Avenue, Mildura

## Property Photos Photo Gallery





**first  
national**  
REAL ESTATE

Collie & Tierney

Ben Ridley

0407 830 970

03 5021 2200

bridley@ctfnre.com.au



41-43 Magnolia Avenue, Mildura

## Google Map - Property Location Map





41-43 Magnolia Avenue, Mildura

## Property Features

Key features of the property

Land Size 951m<sup>2</sup> approx.

Mildura Rural City Council

Zoning : Residential

Rear lane access

Frontage - 20.2 metres approx. (Magnolia Ave)

Frontage - 47.3 metres approx. (Eighth St)



41-43 Magnolia Avenue, Mildura

## Statement of Information

---



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

[Statement of Information](#)



## Vendor Statement & Other Information

---

The Vendor Statement & Contract for Sale for this property is accessible by clicking on the download links below.

Should you wish to place an offer on this property please download the offer form below and contact the agent.

[Vendor Statement \(Sec 32\)](#)

[Contract of Sale](#)

[Offer Form](#)





## 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](#)



## Sales Consultant Profile



### QUALIFIED:

Ben is a Company Director and Senior Sales staff member at Collie & Tierney  
Fully Licensed Estate Agent - VIC & NSW

### EXPERIENCE:

Ben has been in the real estate industry since 2004

### FOCUSED:

Ben's talented support team takes care of administration tasks so he can focus solely on the critical duties of selling your home:

- Pricing your home & planning your marketing strategy
- Showing prospective buyers through your property
- Obtaining offers from potential buyers & handling all negotiations

### PROVEN RESULTS:

Ben has sold millions of dollars worth of Real Estate

### CAREER ACCOMPLISHMENTS:

- Company Director
- Senior property consultant both in Vic & NSW
- Awarded several State & National Achiever Awards for high sales and service
- Auctioneer in Victoria and New South Wales

### TESTIMONIALS:

Ben's more than satisfied clients have said:

"Both Jennie and myself had an understanding and help from our first meeting. Nothing was too much trouble, always kept in touch. Never having done anything like this Ben explained everything that we could understand and gave us piece of mind and confidence and sold the property in a week, excellent! We would both not hesitate in naming Ben Ridley as a caring, honest and down to earth person to handle any real estate matters. Can't speak highly enough of him. Thank you" Barb & Jennifer

"I was very impressed with the experience. Everything was very professional and I loved that I was constantly kept in the loop throughout the process, at no stage was I left guessing what was going on." Matt