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Property Consultant

Welcome to the Marketing Campaign for 17 McEdward Street, MERBEIN.

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



**Lot Lot 2, 17 McEdward Street,
MERBEIN**

HUGE VACANT BLOCK

**Openn
Offers**

This private treaty/sale is being facilitated by Openn Offers (an online sales process).

It can sell to any Qualified Buyer at any time.

Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out.

- * Situated on an elevated ridge, with fabulous views of the night time lights over Mildura, is this substantial vacant lot
- * It has the river only a few hundred metres away and the amenities of Merbein on the doorstep, whilst being barely a 5 minute drive to Mildura
- * The block gently slopes away, has bushland to the rear and an established row of foliage to the front
- * Offering a huge 1.203 hectares (almost 3 acres) in which to build an impressive forever home, with planning permit in place
- * It is over 86 metres wide and around 140 metres deep
- * Cleared and ready for the new owner to make their mark

Click on tab in side bar  View Openn Offers  (only applies to Collie & Tierney website) 
Register your interest as a Buyer.

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

Vacant land

Land Size: 1.203 hectares (almost 3 acres)

Approx. 86 metres wide and 140 metres deep

Sloping block

Bushland to rear

Planning permit

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 or visit the property on the Openn website.

anz.openn.com



[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.