



18 Collie Road, IRYMPLE, VIC 3498

AFFORDABLE, LIGHTLY UNDULATING, HORSE FRIENDLY PROPERTY

This solid 3-bedroom home is positioned on a gently rolling parcel of land â## an ideal setup for horse lovers. A generous sunroom, currently used as 4th bedroom, flow seamlessly to the covered outdoor entertaining area. The home features gas cooking, combustion heating and split system to cover heating and cooling. There is also a neat secure yard and covered parking.

For those needing serious storage or workspace, the property includes a large approximate 18m x 9m shed with concrete floor and power, irrigation pump and a substantial cleared area perfect for developing holding yards, paddocks, or other equine facilities.

The is a further approximate 6 acres of older grape plantings offering flexibility â## retain, remove, or redevelop to suit your plans.

An excellent opportunity for buyers seeking an affordable, functional, horse-friendly lifestyle property with room to enhance and expand.

PLEASE NOTE - THIS IS A COLLEGE LEASE PROPERTY.

\$170,000 - \$187,000

TYPE: For Sale

INTERNET ID: 20P2763

SALE DETAILS

\$170,000 - \$187,000

CONTACT DETAILS

Elders Mildura, Robinvale & Wentworth

143 Lime Ave, 3500 79-81

Perrin Street, 3549 34

Darling Street, 2648

MILDURA, VIC

5018 6800 5026 3050 5027

3411

Robert Pallot

0403 629 991

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

Rob Pallot

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- Bedrooms: 3
- Bathrooms: 1
- Double carport





