



18 Devenport Street, DARETON, NSW 2717

Lifestyle Allotment – 3.51ha (8.67 acres)

Marty Deacon, Director of Elders Real Estate, is pleased to offer for sale this highly desirable lifestyle acreage allotment, ideally located with easy access to all town and sporting facilities.

Positioned directly opposite the Murray River, this outstanding property enjoys river views and access, with the public boat ramp just a few hundred metres away. Schooling, shops, and sporting facilities are all close by, while the renowned Coomealla Club and Golf Course are only minutes away.

Zoned Village, the construction of a new home would be considered subject to council approval (STCA). The allotment is accessed via the popular Golf Course Road and offers an exceptional opportunity to create a lifestyle property in a tightly held location.

The property comprises 8.67 acres of gently sloping red soils, including approximately 7 acres of mature Gordo grapevines, producing around 90 tonnes per annum. The Gordos are contracted to a preferred winery and used for an early Moscato wine base. Vineyards are irrigated via drip irrigation in a single shift, with no pump required.

Property features include:

TYPE: For Sale

INTERNET ID: 20P2783

SALE DETAILS

\$290,000 – \$319,000

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

Marty Deacon
0429 953 365

- Power available at both ends of the allotment
- Town water and sewerage connections available
- River views and easy Murray River access
- Productive vineyard with established income
- Ideal lifestyle or hobby-farm opportunity (STCA)

This is a rare opportunity to secure a productive and well-located lifestyle allotment in the heart of Coomealla.

Price Guide: \$290,000 â## \$319,000





