




For Sale

 499.0m<sup>2</sup>

## Build Your Future in a Growing Location

Positioned in a convenient and developing pocket of Mildura, this 499m<sup>2</sup> allotment presents an excellent opportunity to secure your place in a popular residential location. Offering a manageable block size with services available, it provides the ideal foundation for a modern family home, investment property, or first build. A standout feature is that the allotment is already fully fenced, adding further value and appeal. Surrounded by quality homes and located close to schools, parks, shopping facilities and everyday amenities, this allotment combines lifestyle, convenience and future potential. Whether you're looking to build now or invest for the future, this is a fantastic opportunity to secure vacant land in a sought-after Mildura location.

### PRICE

\$170,000 - \$187,000

### ADDRESS

11 Manfred Drive, Mildura, VIC 3500

### AGENTS

**Marcus Coppola** - 0411 246 213  
mc@rocc.com.au

### Professionals Real Estate Mildura

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