



## 288 and 289 Tulloch Road, RED CLIFFS

Want a Lifestyle with income?.

**13.25 hectares, 32.74 acres**

- Full bearing mature and high yielding Almond orchard.
- 2 titles 13.25ha (32.73 acres).
- 3 bedroom home, two living areas, front and rear veranda, up-dated kitchen, machinery shedding with amenities.
- Automated low level sprinklers, hydraulic valves with filtration and fertigation systems.
- Plantings include: Non Pareil, Carmel, Ne Plus & Price averaging approximately 1.2tn per acre.
- Full working plant available at agreed values.
- Associated AUL for watering requirement with usage averaging 180-200 megalitres p/a.

Agents Comments: "With demand for Australian Almonds far greater than supply, lower interest rates and lower risks to grow, this is the right time to buy into a long term, vibrant business and industry."

- Land Area 13.25 hectares

**TYPE:** For Sale

**INTERNET ID:** 18919113

**SALE DETAILS**

**\$700,000-\$770,000**

**CONTACT DETAILS**

**Elders Mildura**  
143 Lime Ave  
MILDURA, VIC  
03 5018 6800

**Marty Deacon**  
0429 953 365

- Bedrooms: 3
- Bathrooms: 1
- Air Conditioning

## PROPERTY OVERVIEW

Land Use	Horticulture
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## HOMESTEAD

Bedrooms	3
Bathrooms	1













