



54 Marks Rd, 257 & Blk 15 Cocklin Ave & 121 Azolia St, Red Cliffs

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54 Marks Rd, 257 & Blk 15 Cocklin Ave & 121 Azolia St, Red Cliffs

## Sales Consultant

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Welcome to the Marketing Campaign for 54 Marks Rd, Blk 15 & 257 Cocklin Ave & 121 Azolia St, RED CLIFFS.

I am the selling agent and if you have any queries please do not hesitate to contact me

Robert J Stephens (Rural)

M : 0458 658 566

E : [rstephens@ctfnre.com.au](mailto:rstephens@ctfnre.com.au)





54 Marks Rd, 257 & Blk 15 Cocklin Ave & 121 Azolia St, Red Cliffs

## Property Display Page

3



1



4



32.11 hectares



54 Marks Rd, Blk 15 & 257 Cocklin Ave & 121 Azolia St, RED CLIFFS VIC - **As one holding or sold separately**



- \* Fantastic opportunity to secure this rare, large holding in the irrigation district of Sunnycliffs
- \* Planted to a mixture of almost 65 acres of wine grapes, all in excellent condition with vertical trellis
- \* Excellent irrigation, all on drippers with fertigation system
- \* 6 titles and the potential for further subdivision (STCA) of 2 building lots overlooking the Woorlong Wetlands
- \* Comfortable 3 bedroom residence, with town water available, 50x25 foot (approx.) shed, 4 vehicle carport and ablutions block plus an AUL of 260.1 megalitres
- \* Rarely does a property of this size become available, don't miss this fantastic opportunity
- \* Available as one or separately - 54 Marks Rd & Blk 15 Cocklin Avenue - \$1.07ml to \$1.17ml, 257 Cocklin Avenue - \$465,000 to \$510,000, 121 Azolia Street - \$585,000 to \$640,000
- \* For individual property information contact Robert J Stephens



54 Marks Rd, 257 & Blk 15 Cocklin Ave & 121 Azolia St, Red Cliffs

## Video

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54 Marks Rd, 257 & Blk 15 Cocklin Ave & 121 Azolia St, Red Cliffs

## Property Photos Photo Gallery



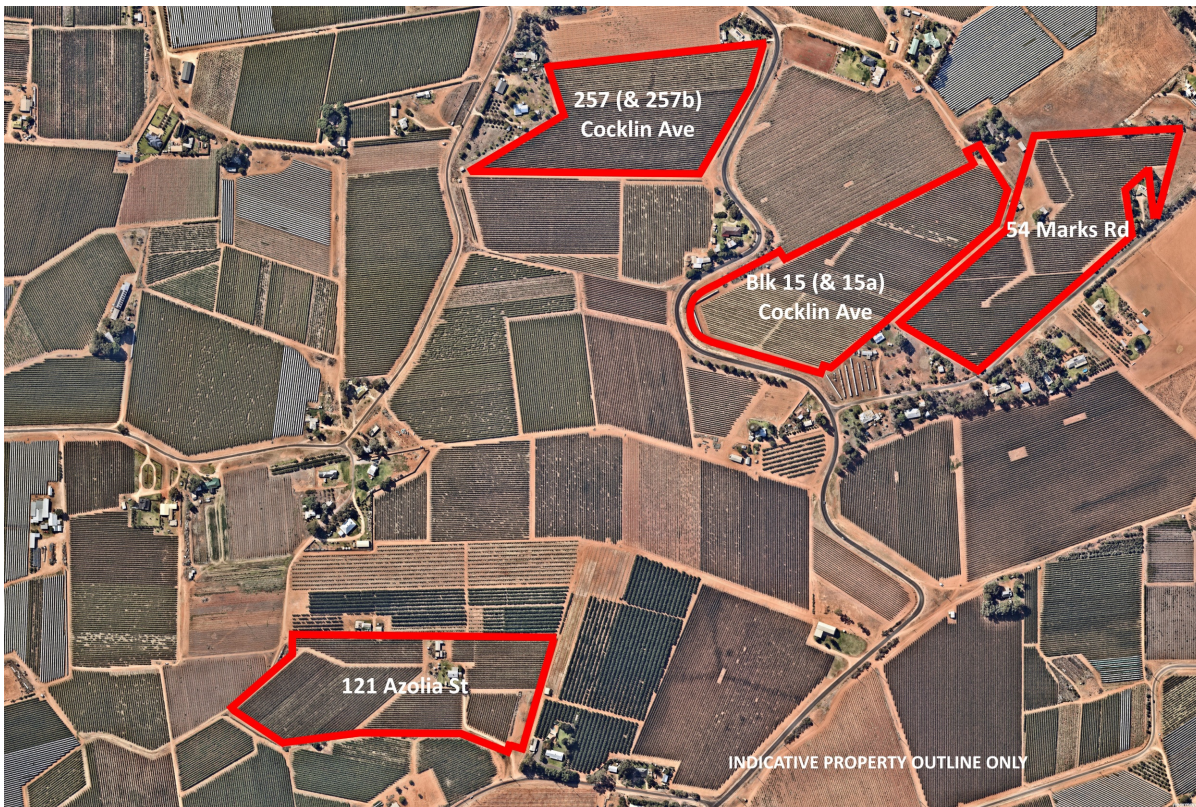




54 Marks Rd, 257 & Blk 15 Cocklin Ave & 121 Azolia St, Red Cliffs

## Google Map - Property Location Map

32 HECTARE VINEYARD ON 6 TITLES





54 Marks Rd, 257 & Blk 15 Cocklin Ave & 121 Azolia St, Red Cliffs

## Vendor Statement & Other Information

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The Vendor Statement and Contract can be viewed by clicking on the links below.

Also below is an Information Memorandum with additional details about the property.

[Vendors Statement - Part 1](#)

[Vendors Statement - Part 2](#)

[Contract](#)

[Information Memorandum](#)





54 Marks Rd, 257 & Blk 15 Cocklin Ave & 121 Azolia St, Red Cliffs

## Sales Consultant Profile



### QUALIFIED:

Robert is a Company Director, Sales Manager & Auctioneer at First National Collie & Tierney  
Agents Representative - VIC & NSW  
Justice of the Peace Victoria

### EXPERIENCE:

Robert started at Collie & Tierney in 1993

### FOCUSED:

Robert's talented support team takes care of administration tasks so he can focus solely on the critical duties of selling your home:

- Pricing your home & planning your marketing strategy
- Showing prospective buyers through your property
- Obtaining offers from potential buyers & handling all negotiations

### PROVEN RESULTS:

Robert has sold millions of dollars worth of Real Estate

### CAREER ACCOMPLISHMENTS:

- Company Director
- Senior property consultant both in VIC & NSW
- Awarded several State & National Achiever Awards for high sales and service
- Over 20 years of experience in real estate in Sunraysia
- Auctioneer in Victoria and New South Wales
- Chairman of First National Rural & Regional Chapter
- Robert is the company Rural Property Specialist, having been involved with marketing and selling of many of the districts larger horticultural and rural properties and is seen as the expert in this field.

### TESTIMONIALS:

Robert's more than satisfied clients have said:

"Thank you Robert & Tim for selling my home, you made it so easy. You were so caring, and respected my wishes, small or big. Just because they were important to me. I appreciate your professionalism and your respect in selling my property all the best to you both."  
Felicia

"The whole process was very easy. Robert gave some great advice and direction on the properties available and was able to show us the unit very quickly. Local knowledge was excellent" Steve & Colleen

