

## Table of Contents

- | Willow & Ivie Summary
- | Property Details
- | Key Features
- | Image Gallery
- | Sale Method
- | Non Disclosure Agreement
- | Your Agents
- | Disclaimer

## Willow & Ivie Summary

256 Irymple Avenue, Irymple

Land Area: 2.32 hectares (approx.)

### **MAIN RECEPTION BUILDING "WILLOW":**

Reception Room & Bar Area – 433m<sup>2</sup>

WC, Kitchen, Cool Room & Store – 197m<sup>2</sup>

Total Floor Area – 630m<sup>2</sup>

### **SECOND RECEPTION BUILDING "IVIE":**

Reception Room & Bar Area – 254m<sup>2</sup>

WC, Kitchen & Store – 101.71m<sup>2</sup>

Total Floor Area – 355.71m<sup>2</sup>

### **CHAPEL:**

Entry & Chapel Area – 235m<sup>2</sup>

Store – 24m<sup>2</sup>

Total Floor Area – 259m<sup>2</sup>

Zoning: Farming

Price on Application

## Property Details



### 256 Irymple Avenue, NICHOLS POINT

CREATE THE WORK & LIFESTYLE CHANGE YOU'RE LOOKING FOR

PROPERTY TYPE	LAND AREA	FLOOR AREA
Hotel/Leisure		
<b>P.O.A</b>		

- \* A rare opportunity to spend your days earning a living while working among the beauty of Sunraysia's picturesque vineyards, and the beautiful mallee climate is up for grabs
- \* Just 7km from Mildura in regional Victoria, the pristine event space, Willow & Ivie is for sale
- \* Set on six acres, the venue comprises two main function spaces - Willow and Ivie - and an onsite Chapel situated near an ornamental lake and the perfectly kept grounds
- \* From weddings and corporate events, to intimate or extravagant private functions, the property is a highly sought-after one-of-a-kind location in the region
- \* With both the business and freehold for sale, this opportunity presents a blank canvas for buyers to bring their own unique vision to the property and its already established infrastructure
- \* Located in Nichols Point, a short drive from Mildura, one of Victoria's fastest growing regional cities, Willow and Ivie is central to surrounding areas Irymple and Red Cliffs, and utilised by towns as far reaching as Renmark, SA and Broken Hill, NSW
- \* Willow, the larger of the two event spaces, hosts 80 to 300 guests, boasting modern polished concrete floors set against its renowned recycled timber bar and exposed steel beam architecture - with Bi fold doors opening out to a recycled brick alfresco area overlooking the vineyard
- \* Ivie, although a smaller space suitable for 30 to 100 guests, is no less stunning, featuring floor to ceiling windows, polished concrete floors this time set against a weathering steel bar - Ivie's bi fold doors open out to the garden area, including a deck with the option for alfresco dining for 100 people
- \* The Chapel seats 220 people comfortably, and creates the perfect space for wedding ceremonies, funerals or memorial services, or even corporate events - creating opportunity for all year round functions, and the perfect wet weather plan for outdoor weddings

- \* The commercial kitchens in both Willow and Ivie are every chef's dream, spaciouly designed to handle large events, with easily accessible cool rooms and storage for efficiency
- \* A full list of all furniture, kitchen equipment, cutlery and glassware and miscellaneous items is available upon request
- \* If working amongst the vineyards, and hosting events in a stunning location is the opportunity you've been searching for, Willow and Ivie is the property for you



## Key Features

TOTAL LAND AREA: 2.32 Hectares

ZONE: Farming

WATER:

Town

Rural – WUL 20.8megs

### **MAIN RECEPTION BUILDING “WILLOW”:**

Reception Room & Bar Area – 433m<sup>2</sup>

WC, Kitchen, Cool Room & Store – 197m<sup>2</sup>

Total Floor Area – 630m<sup>2</sup>

Features –

Reception room – capacity 300 occupants (suitable 80-300)

Adjoining Outdoor Area accessible via bifold doors with recycled brick & vineyard views

Kitchen – full commercial style

Bar

Cool Room (access from both Bar & Kitchen)

Staff WC

2 x adjoining service yards

Female WC facilities

Male WC facilities

Universal WC facilities

Storeroom

Separate Bride & Groom Rooms

### **SECOND RECEPTION BUILDING “IVIE”:**

Reception Room & Bar Area – 254m<sup>2</sup>

WC, Kitchen & Store – 101.71m<sup>2</sup>

Total Floor Area – 355.71m<sup>2</sup>

Features –

Reception room – capacity up to 120 occupants (suitable 20-120)

Adjoining Decked Outdoor Area accessible via bifold doors

Bifold doors to front garden

Kitchen/Servery

Bar

Female WC facilities  
Male WC facilities  
Universal WC facilities  
Storeroom

**CHAPEL:**

Entry & Chapel Area – 235m<sup>2</sup>  
Store – 24m<sup>2</sup>  
Total Floor Area – 259m<sup>2</sup>  
Features –  
Chapel – capacity up to 230 seated  
Entry vestibule  
Dual storeroom areas

**ADDITIONAL FEATURES:**

abundance of natural light  
high ceilings  
polished concrete floors  
disabled access  
wireless internet  
public address system with wireless microphones  
CD and USB playback as well as inputs for iPod, iPhone and laptops  
state-of-the-art audio and visual capabilities with retractable screens and sound system  
reverse cycle heating & cooling  
sound proofing and acoustic panels

**EXTERNAL FACILITIES:**

Approx. 6 acres of manicured gardens  
Ornamental Lake  
Carparking for 80 (designated disabled and bus parking)  
Large shed 72m<sup>2</sup>  
Pump shed & pump

**CHATTELS:**

Full List Available on request (including furniture, kitchen equipment, cutlery & glassware plus  
Misc. Items including golf cart, trailer, gardening equipment & more)

## Image Gallery

























## Sale Method

This property is being sold by private treaty

## Non Disclosure Agreement

To receive further information on Willow & Ivie this Non Disclosure Agreement needs to please be completed, signed and returned to the agent, Ben Ridley

[Non Disclosure Agreement](#)

## Your Agents



### **BEN RIDLEY**

DIRECTOR/SALES CONSULTANT

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Having lived in Mildura my whole life, I moved to Geelong for a brief period of time where I started my real estate career. The decision to move back was never a hard one as I love what Mildura has to offer year-round. The slower paced lifestyle and the strong community are the reasons why Mildura is the perfect place for my wife Diana and I to raise our three children.

To me, family and friends are everything and I love nothing more than spending time with them whenever possible. I love to go to the gym and while the days of my long curly blonde hair are behind me, I do enjoy letting my hair down once in a while. I am still involved with local sports and in particular coaching the junior football and basketball sides that my children are involved with. Every now and then you may still hear me commentate the local footy match of the round on the radio which is something I still enjoy to do once in a while.

I proudly became a Director of Collie & Tierney in 2013, something I have worked so hard for throughout my career to achieve and I have loved every moment of it. I pride myself in providing the best quality service to all of my clients and with my experience in high end properties throughout Sunraysia the results speak for themselves. I believe my vast knowledge of the real estate industry, having worked in property management, commercial management, conveyancing and sales as well as working outside of the region has given me priceless knowledge and an advantage to be able to provide a diverse service to all of my clients.

## Disclaimer

All information contained herein is from noted sources deemed reliable, however First National Commercial does not represent or warrant the accuracy of any information contained in this document and purchasers should make their own enquiries. First National Commercial advises that the financial information in this report relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST after obtaining expert professional advice.