



19 Mckean St, Mooroopna



INVESTORS SHOULD TAKE ADVANTAGE OF THIS OPPORTUNITY – 1990sq BLOCK

Large parcel of land measuring 1990sq2 approx with an endorsed Planning Permit to construct 2x 4 bedroom residences on the block. Current owner is in the middle of subdividing the parcel of land into two blocks each measuring approx 992 sq2, however, the subdivision is yet to be completed and he is unable to finish the project. All plans and permits will be made available to the successful purchaser. The land is well located only a short walk to the town centre, schools and Mooroopna Golf course. If you are looking at investing into the rental market build two houses which would easily lease for \$800.00 per week!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

📏 1,990m2

Price SOLD for \$150,000

Property Type Residential

Property ID 2575

Land Area 1,990 m2

Agent Details

Connie Young – 0428 254 833

Office Details

Mooroopna
62 Mclennan St Mooroopna
VIC 3629 Australia
03 5825 4833

56 O'Brien Street
Existing Residence

23/2 McKeon Street
Existing Residence

54 O'Brien Street
Existing Residence

52 O'Brien Street
Existing Residence

2.44m 32'9 1/2"
Existing 1.8m Fence

35.75m 326'11" Existing 1.8m Fence

Shed

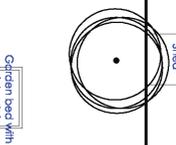
Shed

Shed

Shed

38.40m 126'0"
Existing 1.9m Colorbond Fence

1.60m 5'3"



1800 high chicken wire fence

Chicken yard 4'x4' black roofing



Clothes Line

GREATER SHEPPARTON PLANNING SCHEME
These endorsed plans form part of
Planning Permit Number: 2018-297
Sheet 1 of 4
Planning Officer: Braydon Aitken
Date Approved: 11/06/2019

19-21 McKeon Street/ Lot 1
1881.37m²

44.45m 146'1" Existing 1.7m Colorbond Fence

45.31m 148'8"

Existing Site Plan

17 McKeon Street
Existing Residence

Driveway

Crossover

450 High Brick retaining wall
2.57m 8'5"

Path

38.97m 127'9"

Kerb

Taxiway Pit

Signpost

Path

Crossover

1.60m 5'3"

Issue Date
Version 1 - 28/8/2018
Drawing Status
Preliminary Not For Construction
NOT BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF BRUCE MACHTER & ASSOCIATES PTY LTD. THIS DRAWING IS THE PROPERTY OF BRUCE MACHTER & ASSOCIATES PTY LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BRUCE MACHTER & ASSOCIATES PTY LTD.

These plans form part of:
Contract No.
Dated:
Prepared:
Contractor:

CLIENT
Lot 19-21
OWNER
Bruce Machter & Associates
PROJECT
Proposed Home
19-21 McKeon Street
Mooroopna
DATE
August 2018
DRAWN
A. Brydon
CHECKED
B. Machter
SCALE
1:100 @ A1 Sheet
VIGOROUS CONSULTANTS
REGISTERED ARCHITECTS
1023/04
QLD RES. DESIGN
1/AS
02-24-18

DRAWING TITLE
Existing Plan
SHEET NUMBER
TP1 of 4
JOB NUMBER
1895
Bruce Machter & Associates PTY Ltd trading as
BRUCE MACHTER
BUILDING DESIGNERS
WE BUILD ON YOUR DREAMS
Level 2, 4 Welford Street,
Shepparton, Victoria 3628
Email: admin@brucemacher.com.au
Telephone: 03 5822 1255
Fax: 03 5831 2133
Web: www.brucemacher.com.au

Existing Site Plan

- downstream waterways;
- e) Maximum discharge rate shall not be more than (37) lit/sec/ha with (12) litres (Tank/Basin) or (14) litres (Pipe) of storage for every square metre of Lot area, in accordance with Infrastructure Design Manual Clause 19 Table 13 (or as agreed in writing by the responsible authority).
 - f) Incorporation of water sensitive urban design in accordance with Clause 20 of the Infrastructure Design Manual or as otherwise approved in writing by the Responsible Authority; and
 - g) Provision of an electronic copy of the MUSIC model (or equivalent) demonstrating the achievement of the required reduction of pollutant removal; to the satisfaction of the Responsible Authority.

Before the statement of compliance, all drainage works required by the drainage plan must be completed to the satisfaction of the responsible authority.

4. Urban Vehicle Crossing Requirements

Prior to the Statement of Compliance, vehicle crossings shall be constructed in accordance with the endorsed plans and constructed to Councils IDM standard drawing SD235, and must:

- a) be constructed at right angles to the road, and any redundant crossing shall be removed and replaced with kerb and channel. Nature reserve should also be reinstated to match existing as required.
- b) be setback a minimum of 1.5 metres from any side-entry pit, power or telecommunications pole, manhole cover or marker, or 3 metres from any street tree;
- c) residential vehicular crossings shall not be less than 3 metres nor more than 6 metres in width and shall be constructed from concrete or other material as approved in writing by the Responsible Authority; and
- d) be at least 9 meters apart.
- e) a permit must be obtained from the Responsible Authority for the works within Road Reserves prior to carrying out of vehicle crossing works.

5. Telecommunications Referral Condition

The owner of the land must enter into an agreement with:

- A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.