

Friday, July 25, 2025
Saturday, July 26, 2025



SunraysiaDaily

Real Estate Guide

32
page
liftout

66 Lemon Avenue, Mildura See Inside

RayWhite



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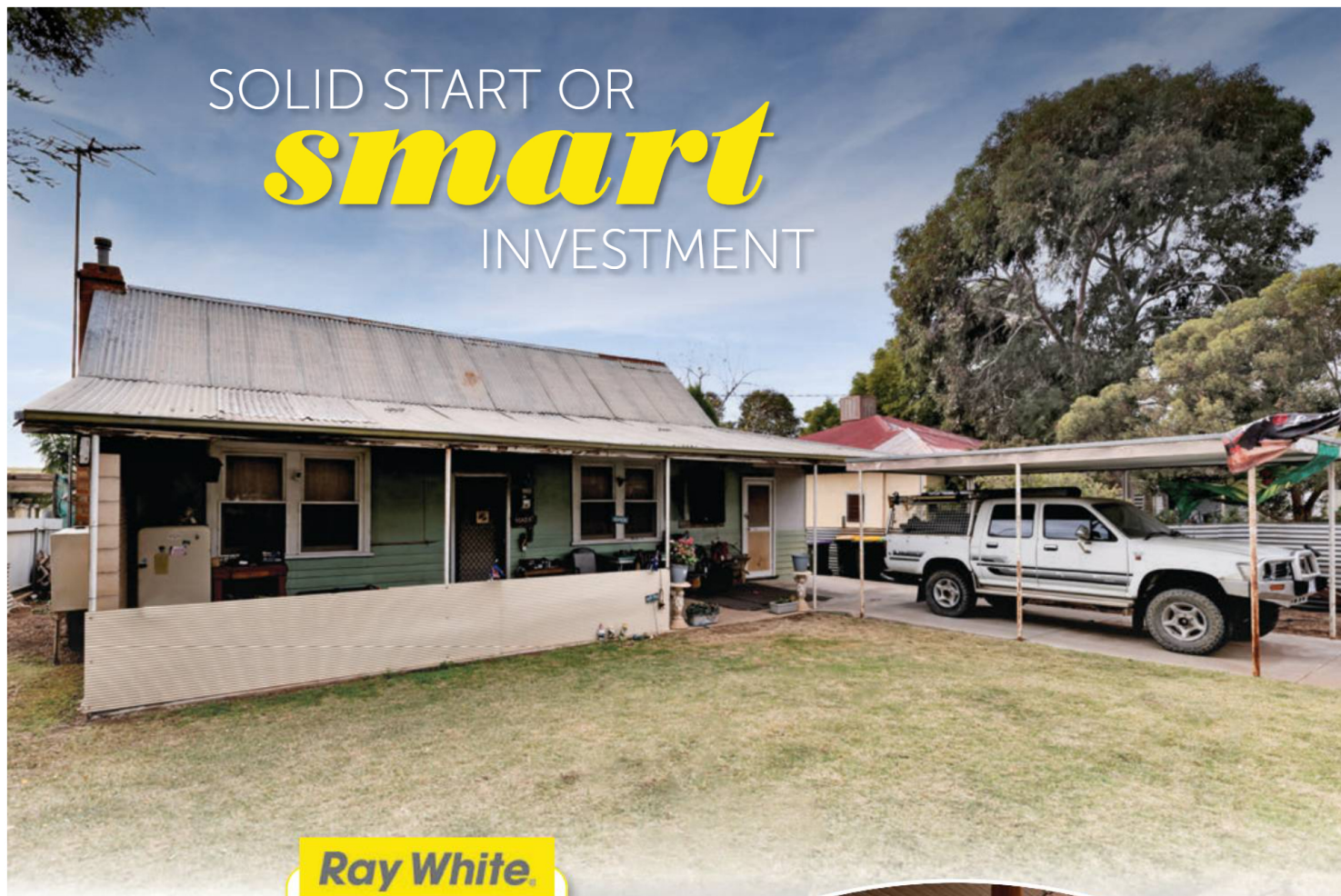
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SOLID START OR *smart* INVESTMENT



Ray White

**175 Commercial Street
Merbein**

Agent: **Peter Zara**
Phone: **0499 780 688**
Inspect: **Appointments available via
raywhitemildura.com.au**
Price: **\$210,000-\$231,000**

STEP into the property market with a wise investment at 175 Commercial Street, Merbein, VIC, 3505.

This charming three-bedroom house offers an excellent opportunity for first-time buyers or savvy investors.

Each bedroom is well-proportioned, complemented by a single bathroom that ensures functional family living.

The generous land size of 583sq.m. provides ample outdoor space for activities or future expansion.

Inside, you'll find comfort year-round with an evaporative cooler and a split system for those warm summer days, and a slow combustion heater adding a cosy touch during cooler months.

Culinary enthusiasts will appreciate the 600mm cooktop and oven, perfect

for crafting delicious meals.

Parking is a breeze with space for one car, while the local area adds convenience, situated just across from Merbein P10 College.

This property presents a sterling opportunity to enter the housing market with a sound investment.

Ready for its new owners, it awaits your personal touch to make it your home.

For further details contact Peter Zara from Ray White Mildura on 0499 780 688.





SALE

85 Johns Road, Red Cliffs

A rare opportunity for those craving a peaceful tree-change without sacrificing luxury or modern design. Set on 4.6 acres, this lifestyle property is the perfect balance of space, comfort and sophistication. Step inside and discover an inviting residence where modern architecture meets rural charm. The thoughtfully designed floor plan offers four generous bedrooms, two stylish bathrooms, and a variety of living spaces ideal for families or those who love to entertain. At the heart of the home is a light-filled kitchen that any chef will love.

■ We bring the whole team
Ray White Mildura 03 5021 9500

Sale
\$970,000 - \$1,067,000

View
Sat 10:15 - 10:45am
Tue 5:30 - 6:00pm

Katrina Wootton
0431 249 801
katrina.wootton@raywhite.com

4 2 2

raywhitemildura.com.au

SD1126774



SALE

3 1 1

4 Clark Court, Mildura

Set in a quiet Mildura court, this solid brick-veneer home offers an affordable and practical lifestyle option for buyers looking to enter the market, downsize, or invest. The home features three comfortable bedrooms, each with built-in robes, and a central bathroom with separate toilet. A generous formal lounge provides a relaxed space to unwind, while the open-plan kitchen and meals area enjoys natural light. Ducted evaporative cooling and a split-system ensure seasonal comfort throughout the year.

Sale

\$440,000 - \$484,000

View

Mon 5:00 - 5:30pm

Wed 5:00 - 5:30pm

Christian Sapuppo

0428545385

christian.sapuppo@raywhite.com

Damian Portaro

0419 838 743

damian.portaro@raywhite.com

We bring the whole team

Ray White Mildura 03 5021 9500

raywhitemildura.com.au

SD1126775



SALE

3 1 2

4 Whittaker Crescent, Red Cliffs

A fantastic opportunity for first home buyers and investors alike. This tidy home sits on a generous 836sqm plot, boasting a separate lounge area that invites relaxation and family time. The heart of the home, the kitchen, features practical floorboards and Laminex benchtops, complemented by the convenience of electric cooking with a modern 600mm upright stove. Three bedrooms offer comfort and privacy, while the family bathroom includes a built-in bath, perfect for unwinding after a long day.

Sale

\$299,000 - \$328,000

View

Sat 9:30 - 10:00am

Tue 4:45 - 5:15pm

Katrina Wootton

0431 249 801

katrina.wootton@raywhite.com

We bring the whole team

Ray White Mildura 03 5021 9500

raywhitemildura.com.au

SD1126776



SALE

5 Mimosa Avenue, Mildura

A charming, character-filled weatherboard home offering timeless appeal and thoughtful updates in a well-connected central location. Built in the 1950s, this solid three-bedroom residence offers warmth and comfort, with original charm blended effortlessly with modern improvements. All bedrooms feature built-in robes, and the home is serviced by an updated central bathroom and a refreshed kitchen with practical layout and generous storage.

Sale

\$400,000 - \$440,000

View

Sat 11:15 - 11:45am
Mon 5:00 - 5:30pm

4 1 2

Damian Portaro

0419 838 743
damian.portaro@raywhite.com

Ellie Vu

0407683459
ellie.vu@raywhite.com

We bring the whole team
Ray White Mildura 03 5021 9500

raywhitemildura.com.au

SD1126777



RayWhite

SALE

262 Mcedward Street, Cabarita

Set on a fully fenced 2,987sqm allotment, this three-bedroom property offers the freedom of country living without leaving the benefits of town behind. From the moment you arrive, the sense of space is unmistakable. Picture weekend afternoons beneath established trees, kids and pets roaming safely, while you tend the veggie garden, collect eggs from the chook pen, or entertain friends in the undercover outdoor area. The land is secure, private, and ready for more, with ample room to expand or add additional shedding in the future (STCA).

We bring the whole team

Ray White Mildura 03 5021 9500

4 2 2

Sale

\$540,000 - \$593,000

View

Appointments available via
raywhitemildura.com.au

Dakota Whitehouse

0448 811 108

dakota.whitehouse@raywhite.com

raywhitemildura.com.au



RayWhite

AUCTION

66 Lemon Avenue, Mildura

Never lived in and built to exacting standards, this striking residence is perfectly positioned within walking distance to the CBD, cafés, and the riverfront. With a commanding modern façade and rear lane access to a secure garage, this is the ultimate property for those wanting scale, quality, and convenience in one complete package. Spread across a low-maintenance 475sqm allotment, the home features a highly versatile layout with six generous bedrooms, all with their own private ensuite each finished with floor-to-ceiling tiling and premium fixtures.

We bring the whole team

Ray White Mildura 03 5021 9500

6 6 2 1

Auction

8th Aug 12pm

\$1,000,000 - \$1,100,000

View

Sat 12:00 - 12:30pm

Damian Portaro

0419 838 743

damian.portaro@raywhite.com

Katrina Wootton

0431 249 801

katrina.wootton@raywhite.com

raywhitemildura.com.au



RayWhite

SALE

12 William Street, Gol Gol

Built 7 years ago, this thoughtfully designed, high-quality home by Kelleher Homes is renowned for their attention to detail, exceptional craftsmanship, and dedication to creating spaces that truly feel like home. Set in the heart of Gol Gol, this 3-bedroom residence (plus study) is a showcase of contemporary finishes and clever design, ideally suited for those seeking style, function, and superior build quality. With high 2700mm ceilings, two living areas, and an indoor/outdoor alfresco zone, this home offers flexibility and comfort throughout.

We bring the whole team

Ray White Mildura 03 5021 9500

4 2 2

Sale

Fixed Date Closing 5th Aug 6pm
\$575,000 - \$630,000

View

Sat 9:30 - 10:00am

Damian Portaro

0419 838 743
damian.portaro@raywhite.com

Katrina Wootton

0431 249 801
katrina.wootton@raywhite.com

raywhitemildura.com.au



RayWhite

SALE

1/1 Massey Close, Mildura

Set in a quiet complex of just two, this well-maintained brick veneer unit offers comfort, space, and convenience on a generous 490 sqm block. The open-plan living area includes ceiling fans, near-new flooring, and a built-in bar, while the kitchen provides electric cooking, wall oven, and a microwave nook. Enjoy a good-sized yard, covered outdoor entertaining area, single garage with auto roller door, and garden shed.

We bring the whole team

Ray White Mildura 03 5021 9500

3 1 1

Sale

\$390,000 - \$420,000

View

Appointments available via
raywhitemildura.com.au

Rico D'Amico

0418516773
rico.damico@raywhite.com

raywhitemildura.com.au



SALE

970 Irymple Avenue, Irymple

Set on 6,919sqm of meticulously maintained land, this extraordinary home is a masterclass in design, craftsmanship, and sophistication. Steeped in history and fully transformed, this circa 1900s residence has been reimagined for modern luxury living while preserving its stunning period facade and original architectural elements, including exposed internal brickwork and sash windows. The home sprawls across 60 squares under roof, with soaring 4-metre ceilings, polished concrete floors in the extension, and polished timber boards through the original sections.

We bring the whole team

Ray White Mildura 03 5021 9500

4 3 4 1 1

Sale

\$1,499,000 - \$1,648,000

View

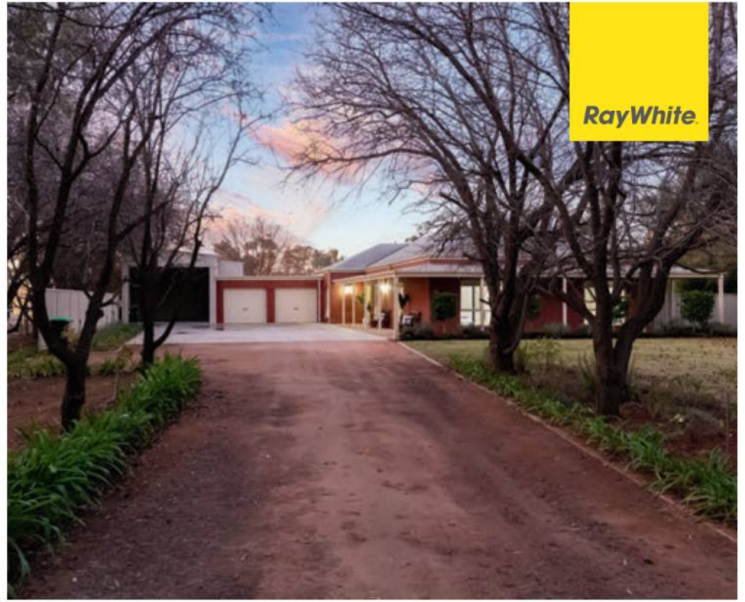
Sat 11:00 - 11:30am

Damian Portaro

0419 838 743

damian.portaro@raywhite.com

raywhitemildura.com.au



SALE

5A Rowse Court, Mildura

A truly unique and expansive residence in a tightly held location. With a thoughtful layout, extensive indoor and outdoor features, and a secret land bonus unlike anything you've seen before, this is a home designed to accommodate growing families, working professionals, entertainers, and those who simply want space and flexibility. Positioned at the end of a quiet court, accessed via a long private driveway, this brick veneer home delivers privacy and presence on arrival.

We bring the whole team

Ray White Mildura 03 5021 9500

4 2 2 1 1

Sale

\$1,190,000 - \$1,309,000

View

Sat 10:15 - 10:45am

Damian Portaro

0419 838 743

damian.portaro@raywhite.com

Katrina Wootton

0431 249 801

katrina.wootton@raywhite.com

raywhitemildura.com.au

Magical

MILDURA MARINA



WELCOME to Mildura Marina – a landmark development offering unrivalled riverside and marina living in one of Victoria's fastest-growing and most resilient regional hubs.

Set against the breathtaking backdrop of the majestic Murray River, this is more than a real estate opportunity – it's a lifestyle masterpiece.

Elite Location – Second to None

Nestled along the state's most picturesque walking and cycling tracks, and with direct access to the CBD, cafes, restaurants, and the region's best riverfront, Mildura Marina delivers an elite riverside lifestyle with the convenience of city amenities.

Wake to stunning sunrises, wind down with serene sunsets, and immerse yourself in the best that regional Victoria has to offer.

A Multipurpose Supersite – Invest, Develop, Live

This is a rare chance to secure a prime parcel of real estate with mixed-use zoning, perfect for:

- A sublime residential estate featuring 28 Lot Residential Allotments with plans for luxury

townhouses – ideal for retirees and lifestyle seekers.

- A commercial precinct to capitalise on Mildura's tourism and business traffic
- A landmark hotel and conference centre – a planning permit is already in place for this grand-scale project on the banks of the mighty Murray.

The Jewel of Northwest Victoria

Developers, investors, visionaries – this is a cash-generating opportunity that's as rare as it is valuable.

Whether you build, invest or hold, Mildura Marina is the crown jewel of northwest Victoria, poised for long-term capital growth and prosperity.

Developers this is without doubt the best available development site in regional Australia.

Why Mildura Marina?

- Prime riverside frontage
- Mixed-use zoning with huge potential
- Existing planning permit for a major hotel and conference development



- Fast-growing regional location
- Exceptional lifestyle appeal
- "Location, Location, Location" – simply unmatched

Don't miss your chance to be part of this prestigious, lifestyle-rich, and high-return development.

For further details contact Ryan Tierney on 0400 503 052.



**31 Dockside Drive
Mildura**

Agents: **Ryan Tierney**
Phone: **0400 503 052**
Inspect: **By appointment**
Price: **\$4,500,000-\$4,750,000**
(PLUS GST IF APPLICABLE)





153 Lime Avenue, Mildura

\$1,250,000 - \$1,275,000

BLUE CHIP COMMERCIAL CBD FREEHOLD

- ♦ The heartbeat of the CBD, this multi-purpose property being offered partially with vacant possession & partially tenanted lends itself to a multitude of potential uses, whilst offering sensational buying flexibility.
- ♦ The current tenant has a further 2 year term from Jan 2026 with it's current rental amount of \$30,000 + GST + 40% proportion of the outgoings, being electricity, security & cleaning.
- ♦ This sublime property on a 475sqm allotment with 330sqm internal floor space, is without a doubt a great investment opportunity.



Ryan Tierney 0400 503 052

INSPECT BY APPOINTMENT



97 Chaffey Avenue, Mildura

\$595,000 - \$650,000

5 Bed | 2 Bath | 2 Car

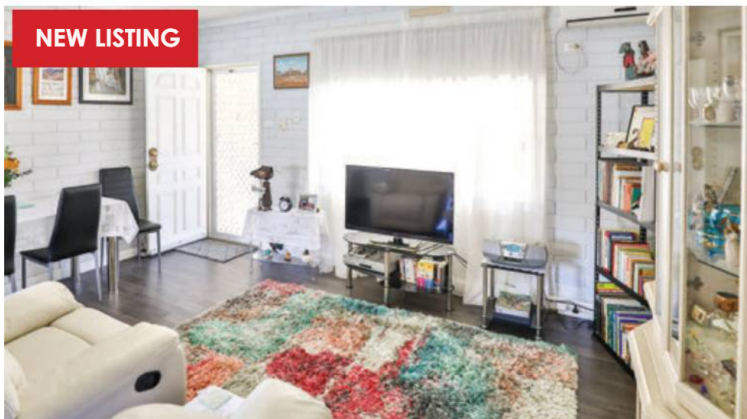
YOUR INNER-CITY CHARMER AWAITS

- ♦ Tucked away at the end of sought-after Chaffey Avenue, this delightful and character-filled family home offers timeless appeal and superb inner-city living.
- ♦ Set across two titles totaling over 1100m², the home features flexible living options with 4 or 5 bedrooms, including a spacious upstairs master suite with ensuite. Enjoy both formal and informal living zones, complimented by French doors that open to your own private retreat.
- ♦ The quaint kitchen and meals area is well equipped for modern living, while the expansive outdoor entertaining area and quality shedding provide exceptional lifestyle convenience.



Justin Grogan 0408 502 361

OPEN: Saturday 10:30am - 11:15am



3/248 Tenth Street, Mildura

\$245,000 - \$265,000

2 Bed | 1 Bath | 1 Car

SMART START OR SOLID INVESTMENT

- ♦ This well located gem offers a warm and comfortable lifestyle with loads of potential, tucked away in a quiet neighbourhood just a short stroll from everything Mildura has to offer, local cafés, shops, schools, and public transport are all close by.
- ♦ The kitchen has a charming retro feel, complete with a classic upright stove, and is both practical and full of character.
- ♦ Step outside and you'll find a lovely, low-maintenance backyard, quiet, private, and beautifully kept. There's even a garden shed, perfect for pottering around or storing your tools, and the entire yard is securely fenced for added peace of mind.



Josh Berry 0417 122 396

OPEN: Saturday 10:00am - 10:30am

BUYERS WAITING....

With over 15 off-market sales so far this winter, we need more homes to sell!

We have buyers looking in the \$350K - \$600K range, and they are ready to go!

If you have a property to sell, get in touch with Team Tierney.

You can also give back to your local community - ask us how.

Let's talk!



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Unique

LIFESTYLE PROPERTY

ONE AGENCY
MILDURA

**57 Ginquam Avenue
Nichols Point**

Agent: **Mark Thornton**
Phone: **0408 534 772**
Inspect: **Saturday 10.30am-11am**
Tuesday 5pm-5.30pm
Price: **\$849,000 - \$933,000**

SET in the peaceful and ever-popular Nichols Point, 57 Ginquam Avenue offers a unique lifestyle opportunity that combines classic style with incredible functionality.

Sitting on just over an acre with town water and 1.8 Megs of rural water included.

Behind its striking red brick façade lies a cleverly extended five bedroom, three bathroom, three impressive living areas and four car spaces, this home is designed for entertaining and versatility in mind.

The expansive living space features your very own bar, a dedicated office, and two storage rooms – all seamlessly opening out to a private outdoor decking area perfect for relaxing or hosting guests.

Whether you're looking to upsize, run a business from home, utilise the 14.9x9m shed, or simply enjoy a home with room to grow, this property delivers on all fronts.

With ample space and potential, the lifestyle you've been searching for starts right here.

For further details contact Mark Thornton from One Agency Mildura on 0408 534 772.





956 Cowra Avenue, Irymple

4 | 2 | 2

Timeless Federation Beauty

For sale

Welcome to a property that blends timeless character with modern-day living - a truly special home set on an acre of land in one of the area's most sought-after locations. Behind its charming façade lies a beautifully preserved Federation-era residence, rich with history and full of warmth. This isn't just a house - it's a home that tells a story. Inside, you'll find 3 large bedrooms, a welcoming family room, and a separate formal lounge that radiates charm and comfort - perfect for relaxing or entertaining guests. Trades, or tinkering - the 15x13m lockup shed is an absolute dream.

Price \$890,000 - \$979,000
Viewing Sat 26th July, 9:45am - 10:15am
Contact Mark Thornton 0408 534 772



193 Commercial Street, Merbein

3 | 1 | 1

Charming Cottage With Timeless Appeal

For sale

This delightful 3-bedroom, 1-bathroom cottage has been thoughtfully restored, showcasing polished floorboards and intricate Wunderlich pressed metal ceilings that immediately elevate the home's character. Ideally located within walking distance to local shops, cafes, schools, and all the conveniences Merbein has to offer, this is an ideal opportunity for first-home buyers, downsizers, or investors seeking a truly unique and simple maintenance property with access to a generous 6x6m shed, perfect for car and trailer storage.

Price \$299,000 - \$328,900
Viewing Sat 26th July, 9:00am - 9:30am
 Mon 28th July, 5:00pm - 5:30pm
Contact Mark Thornton 0408 534 772



57 Ginquam Avenue, Nichols Point

5 | 3 | 4

Unique Lifestyle Property With Space To Entertain & Grow

For sale

Set in the peaceful and ever-popular Nichols Point, this home offers a unique lifestyle opportunity that combines classic style with incredible functionality. Behind its striking red brick façade lies a cleverly extended 5-bedroom, 3-bathroom, 3-impressive living areas and 4-car spaces, this home is designed for entertaining and versatility in mind. Whether you're looking to upsize, run a business from home, utilise the 14.9x9m shed, or enjoy a home with room to grow, this property delivers on all fronts. With ample space and potential, the lifestyle you've been searching for starts here.

Price \$849,000 - \$933,000
Viewing Sat 26th July, 10:30am - 11:00am
 Tue 29th July, 5:00pm - 5:30pm
Contact Mark Thornton 0408 534 772



192 Hewett Road, Coligan

3 | 2 | 4

Dream Lifestyle Property!

For sale

Positioned overlooking the Murray River, this American Barn style home sits high and mighty at the top of this horse property, taking in an impressive outlook! Whether it be the lifestyle, horses, motorbikes or the love of the river, an inspection will make your day!

Price \$749,000 - \$822,500
Viewing Sat 26th July, 12:15pm - 12:45pm
Contact Mark Thornton 0408 534 772



11-13 Adelaide Street, Gol Gol

3 | 1 | 4

Creek Frontage In Gol Gol

For sale

This unique home offers an incredible opportunity to create your dream forever residence. Behind a gated entry, the property opens to a spacious three bedroom, one bathroom home with four car spaces. Impressive gable-pitched roof adds charm and character.

Price \$845,000 - \$929,500
Viewing Phone to Inspect
Contact Mark Thornton 0408 534 772



128 Cowra Avenue Ext, Irymple

5 | 3 | 2 | 1

Bold, Tropical, And So Unforgettable!

For sale

A bold, architecturally designed 5-bedroom residence set on 2 acres of lush, peaceful land. With a resort-style flair, this entertainer's paradise offers the ultimate in lifestyle and luxury. Inside, you'll find multiple spacious living areas, a rumpus room, gym, and 3 bathrooms.

Price	\$1,025,000 - \$1,127,000
Viewing	Phone to Inspect
Contact	Mark Thornton 0408 534 772



634 - 670 Ontario Avenue, Mildura

Pinnacle Estate - Stage 2 Now Titled!

For sale

Positioned in Mildura's Growth Corridor and adjacent to Sunraysia's newest and most exciting new Supermarket & Shopping Development, Stage 2 is now titled and ready for you to build your dream home!

Price	From \$146,000
Viewing	Phone for Information
Contact	Mark Thornton 0408 534 772



470 San Mateo Avenue, Mildura

5 | 2 | 2

Solid, Spacious & Ready For Summer

For sale

Located in the heart of Mildura on a spacious 1,227sqm block, 470 San Mateo Avenue offers a perfect blend of comfort, space, and outdoor living. This solid brick home features five bedrooms, two bathrooms, and a practical layout ideal for families or a home office setup.

Price	\$549,000 - \$603,900
Viewing	Phone to Inspect
Contact	Tom Dawe 0455 400 382



7 Monarch Court, Nichols Point

4 | 2 | 2

Big Block. Big Shed. Big Lifestyle.

For sale

Located in the heart of the highly sought-after Nichols Point and set on a generous 4,124m² block, the home features 4 spacious bedrooms, 2 modern bathrooms, a large open-plan kitchen and living area with a separate lounge provides the perfect retreat.

Price	\$900,000 - \$990,000
Viewing	Phone to Inspect
Contact	Mark Thornton 0408 534 772



98 Fitzroy Avenue, Red Cliffs

4 | 2 | 1

From Shopfront To Shed

For sale

This exceptional 876m² property presents a rare and affordable opportunity to combine home and business in one versatile location. Featuring a recently renovated shopfront ideal for a variety of commercial ventures, the property also includes a self-contained bungalow.

Price	\$470,000 - \$517,000
Viewing	Sat 26th July, 11:15am - 11:45am
Contact	Mark Thornton 0408 534 772



45 Yankabilly Road, Wentworth

5 | 3 | 5

A Rare Riverfront Retreat Like No Other

For sale

Approximately 75 acres embraced by the Darling River, Yankabilly Island is a truly unique sanctuary offering absolute privacy, natural beauty, and refined architectural living. 2.5 kilometers of river frontage, this one-of-a-kind property offers the perfect escape from city life

Price	\$1,575,000 - \$1,695,000
Viewing	Phone to Inspect
Contact	Mark Thornton 0408 534 772



Sue Connelly – Head of Property Management

We're excited to welcome Sue Connelly to One Agency Mildura as she returns to the real estate industry to head up our Property Management department for growth.

With over 10 years of experience in property management, Sue is highly respected for her professionalism, attention to detail, and her genuine commitment to providing exceptional service. She has built a strong reputation among landlords and tenants alike, known for her approachable nature and ability to create lasting client relationships.

Sue's leadership will play a key role in driving the continued expansion and success of our property management division. Her return to the industry has already been met with great enthusiasm from past clients, and we're confident she'll continue to make a positive impact.

Mark Thornton, Director of One Agency Mildura, is proud to have someone of Sue's calibre on the team, saying, "Sue brings a level of experience and high level service that aligns perfectly with our values. She's a fantastic addition, and I'm excited for what we'll achieve together."

ONE AGENCY
MILDURA

Telephone: 03 5021 2235
admin@oneagencymildura.com.au
www.oneagencymildura.com.au



'PATTERN BOOK' house plans COULD BE APPROVED IN 10 DAYS

NEW homes picked from pre-approved designs could be ticked off for construction in 10 days in another bid to accelerate house building in Australia's most expensive market.

In what the NSW government has called its "pattern book" of low-rise designs, eight terrace, townhouse and manor house plans are available and will be heavily subsidised to encourage market activity.

It will give people that have been locked out of housing due to rising costs and a planning system that made it too difficult to build homes the chance to live in communities, the government said.

Premier Chris Minns has previously declared war on red tape and blamed a sluggish planning system for his state's poor progress on

nationally-agreed housing targets.

NSW is committed to building 377,000 new homes by July 2029 but data has consistently shown it is on track to fall well short.

Master Builders Australia data released in 2024 found the state would come closer to building 300,000 in that timeframe.

"For too long, too many people in NSW have been locked out of the housing market by rising costs and a system that made it too hard to build - we're changing that," the premier said.

"This Pattern Book is about giving people more choice, faster approvals, and affordable, high-quality homes - whether you're a young person trying to get in, a family needing more space, or a downsizer looking to stay close to the community you know."

Planning Minister Paul Scully said the pattern book took the guesswork and delay out of home building, with the pre-approved designs "cost-effective" and "high-quality".

The designs will be available for \$1000, but heavy government subsidies mean they will cost just \$1 per pattern for the first six months.

The government estimated the designs would typically cost upwards of \$20,000 if developed through an architect.

Committee for Sydney planning policy manager Estelle Grech said the plans were proof density can be "both beautiful and attainable".

"It isn't an abstract rezoning. It's practical, design-led guidance that shows how you can get more bang from your block, build beautiful homes and help solve Sydney's housing crisis,"

she said.

"While these designs may not appear everywhere overnight and are more likely to be a slow burn, they set a strong benchmark for what's possible when it comes to low-rise development."

A NSW Productivity and Equality Commission report released in 2024 made several recommendations to boost housing supply, including zoning well-located areas for higher density and cutting apartment design requirements.

One of the government's signature planning policies involves the blanket rezoning of land around metro stations and existing transport hubs for higher-density housing.

— Alex Mitchell, AAP

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your unwanted items!**

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Office hours: Mon to Fri, 9am to 5pm
22 Deakin Avenue, Mildura | 5023 0211 | email: classads@sunrasyiadaily.com.au

SD1126608

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if you are...**

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Sheree Hensgen is a Member of the Australian Institute of Conveyancers (Vic Division), Licensee No. 000072L under the Conveyancers Act 2006.

170 Eighth Street, Mildura Phone 5023 5355

SD1124846

Entire

COMPLEX IN
HIGH-EXPOSURE
LOCATION ON
ONE TITLE!

PRD. REAL ESTATE

**Units 1, 3 and 4,
386 Deakin Avenue
Mildura**

Agent: **Carol Foster**
Phone: **0428 542 192**
Inspect: **By appointment**
Price: **\$855,000-\$940,000**

AN exceptional opportunity to secure an entire unit complex on one title, perfectly positioned along the high-profile Deakin Avenue strip.

This well-maintained and fully established multi-unit property presents a rare chance to invest in one of Mildura's most sought-after blue-chip locations.

Just a short walk to Centro Plaza, the 15th Street shopping precinct, public transport, schools, parks, and essential amenities, it offers both immediate rental returns and strong potential for long-term capital growth.

Unit 1 is a standout multi-level three-bedroom residence featuring:

- Updated modern kitchen, complete with electric cooking and ample bench space and storage.
- Multiple bathrooms boasting shower's, a bath and separate toilets for privacy.

- Versatile and unique floorplan with storage throughout.

- Private, courtyard-style outdoor entertaining – ideal for entertaining or relaxed living.

Unit's 3 and 4 are solid brick two-bedroom residences, each offering:

- Spacious bedrooms with built in robes.
- Electric cooking, generous storage and bench space.
- Open plan living/ dining area, low maintenance yard for comfort.
- Versatile, spacious bathroom/ laundry – with shower, vanity, laundry trough and separate toilet for added convenience.

All three units are fitted with reverse cycle split-system heating and cooling and security screen doors upon entry, providing year-round comfort and peace of mind.

Tenants benefit from secure off-street, undercover parking in a

shared carport area, conveniently located behind security gates at the front of the complex – offering an added layer of privacy and safety.

With versatile living options, strong rental demand, and an

unmatched Deakin Avenue location, this complete unit complex presents a standout opportunity for the astute investor.

Properties of this calibre are rarely offered, contact PRD Mildura today

to arrange your inspection before it's too late!

**For further details contact
Carol Foster from PRD Mildura
on 0428 542 192.**





35 Helena Street, Wentworth

2 1 2

Invest or Nest - Renovated Gem with Large Shed

This neat, solid brick two-bedroom unit offers a secure and low-maintenance lifestyle in a prime location with public transport at your door step and just moments from Centro Plaza, Fifteenth Street shopping precinct, and local schools. Both bedrooms are generously sized and feature built-in robes and ceiling fans, while the open-plan living and dining area flows seamlessly into a well-appointed kitchen with electric cooking and ample storage. Added features include; reverse cycle heating and cooling, as well as evaporative ducted cooling, established gardens with paved pathways, a garden shed, and a secure single lock-up garage. Currently tenanted at \$340 per week, delivering a strong rental return of over 5.5%, this property presents a smart investment opportunity.

Sale

Price \$275,000 - \$300,000

View Sat 10am - 10.30am

Carol Foster
M 0428 542 192



Unit 6, 382 Deakin Avenue, Mildura

2 1 1

Solid Brick Unit with Strong Rental Return

This neat, solid brick two-bedroom unit offers a secure and low-maintenance lifestyle in a prime location with public transport at your door step and just moments from Centro Plaza, Fifteenth Street shopping precinct, and local schools. Both bedrooms are generously sized and feature built-in robes and ceiling fans, while the open-plan living and dining area flows seamlessly into a well-appointed kitchen with electric cooking and ample storage. Added features include; reverse cycle heating and cooling, as well as evaporative ducted cooling, established gardens with paved pathways, a garden shed, and a secure single lock-up garage. Currently tenanted at \$340 per week, delivering a strong rental return of over 5.5%, this property presents a smart investment opportunity.

Sale

Price \$290,000 - \$310,000

View By Appointment

Carol Foster
M 0428 542 192



5 Delemere Court, Merbein

3 1 2

Renovators Delight

This versatile property presents an exciting opportunity to renovate back to its original glory days. Situated in this quiet, conveniently positioned court in Merbein, close to shops, parks and shopping, and set on a spacious 693m2 (approx.) allotment adjoining a public reserve. This property offers 3 bedrooms, all with built-in robes, a comfortable living area with a wood fire heater, kitchen has ample cupboard space, bathroom with separate shower and toilet. Additional features include; a semi-undercover paved outdoor entertaining area- perfect for year round hosting of family or friends, a double carport and multiple garden sheds to store the garden tools. A perfect opportunity to secure a property with incredible potential and reap the rewards should you be an investor alike. Terms- 10% Deposit, Balance 30/60 days.

Auction

Saturday 2nd August 2025
11am On-site

View Sat 10am - 10.30am

Connor Auger
M 0473 389 182



352 Eighth Street, Mildura

4 2 2

More Than Meets The Eye

Designed with comfort and convenience in mind, this spacious 4-bedroom residence features a master suite complete with walk-in robe and ensuite, while the remaining bedrooms include built-in robes. Multiple living zones - including three generous living areas- ensure there's room for everyone to relax, work, or entertain. The heart of the home boasts an open-plan kitchen and dining area, complemented by gas cooking appliances, a neutral colour scheme, and seamless flow to the concreted outdoor patio- perfect for low-maintenance living. Comfort is guaranteed year-round with evaporative cooling and ducted gas heating throughout. Ideally located just a short stroll from the Mildura CBD, medical clinics, the golf course, and the Murray River, this home is positioned for both lifestyle and convenience. Current rental appraisal at \$580 per week, this is a strong opportunity for investors to add to their portfolio.

Sale

Price \$600,000 - \$630,000

View By Appointment

Carol Foster
M 0428 542 192



SD1126773

Ideal

INVESTMENT



**8/645 Etiwanda Avenue
Mildura**

Agent: **Patrick Gray**
Phone: **0484 724 450**
Inspect: **By appointment**
Price: **\$299,000 - \$328,900**

THIS low maintenance unit, on a periodic tenancy and with a current rental appraisal of \$400 - \$410 per week, is an ideal investment.

Featuring a bright, open living space leads onto the neat kitchen.

Both bedrooms are doubles size with built in robes.

There is gas heating and evaporative cooling providing comfort for the occupant all year round.

Continuing the low maintenance theme, the rear yard is mostly paved and the front is well cared with hardy plantings.

Tucked towards the rear of this group it has an adjoining carport.

Set in an great location just off 15th Street and is close to all the amenities and shopping.

For further details contact Patrick Gray on 0484 724 450, email: pgray@ctfnre.com.au





firstnational REAL ESTATE | Collie & Tierney

IRYMPLE

4 1 1

NEW LISTING



OPPORTUNITY IN IRYMPLE

- Solid brick home with a strong investment prospect
- Set on a generous 646m² (approx.) block close to the Irymple hub
- Featuring new evap a/c, Solar panels and 20x12ft (approx.) shed
- Current rental appraisal of \$430-450pw
- Truly a turnkey opportunity - Don't wait

FOR SALE

Photo ID required

\$430,000 - \$473,000

Saturday 10:30 - 11:00

2169 Fifteenth Street

Lyle Massey
0418 505 507



BURONGA

2 1 1



SOLID CHOICE

- 2-bedroom brick unit, it's solid & secure set in a well connected location within buronga
- Providing open plan living for the lounge, kitchen & meals area
- Multiple split systemsto keep you comfortable all year round
- Fully fenced backyard, low maintenance with extensive paving plus a garden shed

FOR SALE

Photo ID required

\$299,000 - \$328,000

Saturday 10:15 - 10:45

11/2 West Road

Tyler Martin
0437 654 537



LAND AVAILABLE



Address	Size (approx.)	Price
628 Riverside Avenue, Mildura	1655m ²	\$297,000 - \$325,000
7 Luckymack Way, Mildura	718m ²	\$178,000 - \$188,000
54 Springfield Drive, Mildura	991m ²	\$233,000
3 Acquaro Court, Mildura	538m ²	\$170,000
Lot 1/763-777 Etiwanda Avenue, Mildura	509m ²	\$163,000
48 Bruce Avenue, Mildura	500m ²	\$165,000 - \$175,000
4 Gerstenmeyer Court, Irymple	1006m ²	\$270,000
20 Giovanna Court, Irymple	341m ²	\$145,000
Lot 2, 17 McEdward Street, Merbein	1.2 Ha	\$450,000 - \$495,000
3 Kiewa Avenue, Red Cliffs	366m ²	\$100,000
61 Jamieson Avenue, Red Cliffs	651m ²	\$139,000 - \$152,900
Lot 1 Sheriden Crescent, Red Cliffs	2060m ²	\$184,900
Darling River Estate, Wentworth	5.2 Ha	\$245,000
561 Boeill Creek Road, Boeill Creek	19 Ha	\$2.3 - \$2.53 Million
51 King Street, Werrimull	2479m ²	\$140,000 - \$150,000

For a complete list, call or visit our website: www.ctfnre.com.au

Need real estate advice in the current market?

Give me a call if you would like a **free no-obligation** rental appraisal of your property.

Holly Lush
Property Manager

03 5021 2200
appraisal@ctfnre.com.au



67 Lime Avenue
Mildura

www.ctfnre.com.au

5021 2200

SD1126772



RIVER VIEWS - *luxurious* CITY APARTMENT

STEP into luxury living with this exquisite five bedroom, three storey apartment nestled in the highly sought-after Marina precinct of Mildura.

Boasting unparalleled elegance and sophistication, this residence offers elevator access to all levels, ensuring convenience and accessibility for all.

With four bathrooms, including an opulent master ensuite, comfort and privacy are paramount.

Entertain guests in the stylish media room, perfect for cozy movie nights or lively gatherings.

Whether you're unwinding indoors or taking in the breathtaking views of the majestic Murray River from every level, this

apartment promises a lifestyle of tranquility and serenity.

Beyond its unparalleled beauty, this property presents an exceptional investment opportunity, combining luxury living with the potential for substantial returns.

Don't miss your chance to own a piece of paradise in Mildura's most prestigious locale and enjoy the convenience of just a stroll to the Mildura CBD, its restaurants and shops, galleries and cafes.

Imagine waking up to the sound of the birds and the sun peeking through gumtrees along the riverfront, and taking the leisurely stroll on the paved footpaths to the cafes and coffee shops for your first

coffee for the day.

Schedule a viewing today and prepare to be captivated by the allure of waterfront living.

For further details contact
Tony Roccisano on 0418 502 101
from Professionals Real Estate
Mildura.



Professionals

**4/31 Dockside Drive
Mildura**

Agent: **Tony Roccisano**
Phone: **0418 502 101**
Inspect: **By appointment**
Price: **\$1,700,000-\$1,870,000**





**New
Listing**

31 Dockside Drive, *Mildura*

Harbourside Way Marina Development

 **12000m²**

A landmark development offering unrivalled riverside and marina living.

- 28-Lot Residential Allotments with plans for luxury townhouses
- Mixed-use zoning with huge potential
- A landmark hotel and conference centre

PRICE

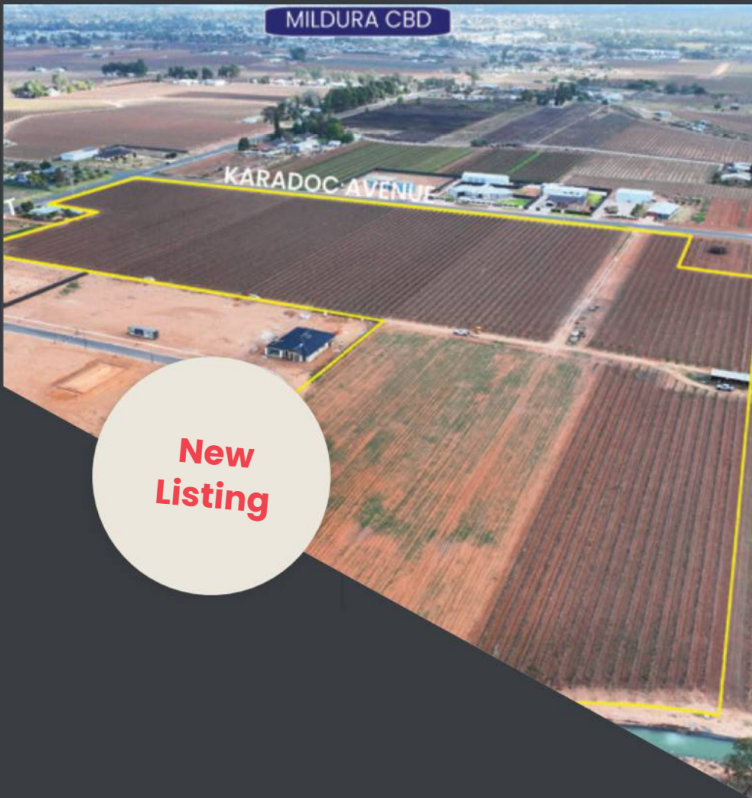
\$4,500,000 – \$4,750,000

 Professionals

Tony Roccisano
0418 502 101

 tierney
real estate

Ryan Tierney
0400 503 052



**New
Listing**

Lot 2 & Lot 3 Fifth Street, *Nichols Point*

Development Opportunity with Income

 **10.15Ha**

This 10.15 hectare vineyard offers immediate income and long-term development potential.

- Fully irrigated vineyard & dual street frontage
- Quality wine grape varieties planted
- Four-bay shed & 95.7 Meg AUL
- Two approved planning permits for dwellings

PRICE

Price on Application

 Professionals

Tony Roccisano
0418 502 101

 firstnational
REAL ESTATE Collier & Tierney

Robert Stephens
0458 658 566



New Listing

7 Kauri Street, *Red Cliffs*

🏠 4 | 🚗 2 | 🚗 2 | 📏 659m²

- Functional four-bedroom modern family home
- Spacious lounge room, open-plan family/dining and modern kitchen
- Built-in robes to 3 bedrooms, master with WIR and ensuite
- Large covered outdoor area
- Close to schools, parks, eateries and walking distance to the Red Cliffs CBD

PRICE
\$550,000 - \$605,000

INSPECTION
By Appointment

Carole Tulloch
0428 291 639



For Sale

5 Vineleaf Street, *Mildura*

🏠 3 | 🚗 2 | 🚗 2 | 📏 712m²

- Just steps from Mildura's thriving Fifteenth Street Shopping Precinct
- Spacious open-plan kitchen, dining & large family area
- Master suite with WIR and ensuite
- Gas heater, evaporative cooling & split systems for your comfort
- Private Gazebo with built-in bar, spa, heater & its own evaporative cooling

PRICE
\$625,000 - \$685,000

INSPECTION
Sat 26 July 10:00 - 10:30am

Tony Roccisano
0418 502 101
Marcus Coppola
0411 246 213



Selling Mildura's Most Beautiful Homes

23 Carramar Drive, *Gol Gol*

Unrivalled Luxury Riverfront Living

🏠 5 | 🚗 5 | 🚗 2 | 📏 4003m²

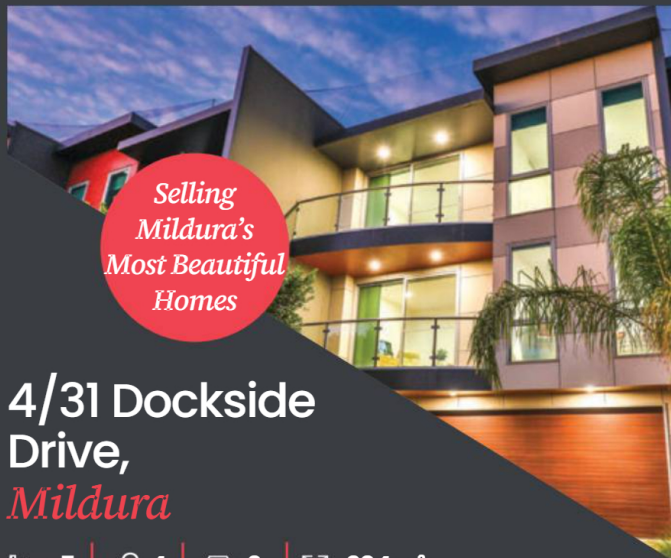
Discover the epitome of luxury riverfront living in this Stately 2-storey residence.

- 2 separate living areas plus large study
- Open-plan kitchen with tasteful use of granite
- 4 bedrooms all with access to the balcony
- Infinity pool, 21kW solar system, jetty/boat ramp

PRICE
Price on Application

INSPECTION
Sat 26 July 10:00 - 10:30am

Tony Roccisano
0418 502 101



*Selling
Mildura's
Most Beautiful
Homes*

4/31 Dockside Drive, *Mildura*

🏠 5 | 🚗 4 | 🚗 2 | 📏 234m²

- 5-bedroom, 3 storey apartment in the sought-after Marina Precinct
- Breathtaking views of the majestic Murray River
- Elevator access to all levels
- 4 bathrooms including an opulent master suite
- Enjoy the convenience of walking to the Mildura CBD

PRICE
Price on Application

INSPECTION
By Appointment

Tony Roccisano
0418 502 101



For Sale

327-329 Eighth Street, *Mildura*

🏠 5 | 🚗 2 | 🚗 3 | 📏 2451m²

- Classic circa 1980s cream brick home
- 5 bedrooms, family bathroom
- Separate lounge and dining areas
- Alfresco entertaining with built-in pizza oven, fully fenced rear yard
- Expansive 18.5m x 7.6m gable roof tradesman's shed, complemented by a 7.7m x 6.9m Milblock-style workshop/office

PRICE
\$690,000 - \$759,000

INSPECTION
By Appointment

Tony Roccisano
0418 502 101



*New
Listing*

Mai's Shoes & Accessories *Business*

- Iconic thriving business operating for over 40 years
- Specialising in high-quality footwear and accessories
- Situated within the bustling retail precinct with consistent foot traffic
- Strong earnings with the potential to scale through online sales and product diversification

PRICE
Price on Application

INSPECTION
By Appointment

Carole Tulloch
0428 291 639



For Sale

51 Deakin Avenue, *Mildura*

📏 471m²

- 2 Storey freehold investment in a prime location
- 4 retail shops downstairs and 2 spacious suites upstairs
- Total land area - 471m² approx & total building area 735m² approx
- Rear lane access & rear car parking
- Zoned Commercial - C1Z

PRICE
Price on Application

INSPECTION
By Appointment

Tony Roccisano
0418 502 101



148-150 Pine Avenue, *Mildura*

CBD Commercial Investment

 **952m²**

This highly versatile investment opportunity has an excellent history of high occupancy.

- Land area 952m², building area approx 835m²
- Located on 2 titles, 1x freehold & 1x college lease
- Both parcels zoned C1Z - Commercial 1
- Rear lane access & under cover parking

AUCTION

Wed 6 Aug 2025, 12noon onsite

INSPECTION

By Appointment

Tony Roccisano

0418 502 101



Red Cliffs Cafe *Business*

 **144m²**

- Long established cafe with excellent main highway frontage
- Spacious air-conditioned cafe with eat-in dining & outdoor dining areas
- Located on the ground floor with a 6m x 3m commercial kitchen
- 24m² coolroom and large storage room
- Liquor licensed to seat 50 people

PRICE

\$320,000

INSPECTION

By Appointment

Tony Roccisano

0418 502 101



225 Stewart Road, *Red Cliffs*

 **20Ha**

- Table grape property on quality loamy rich soil & ideal for Export
- Varieties including Sweet Sapphire, Bebbop, Sweet Globe, Ralli Seedless & Crimson Seedless
- Irrigated under vine drip system
- Operations shed, 55 pallet coolroom
- 2 separate holdings in close proximity on 3 titles

PRICE

Contact Agent

INSPECTION

By Appointment

Tony Roccisano

0418 502 101



For Sale

4/6 Bathurst Court, *Mildura*

 2 |  243m²

- Architecturally designed industrial Business Park, brand new warehouse
- Concrete tilt slab construction, 6.5m clearance height
- Evaporative cooling to warehouse
- Industrial Zoned (I1Z), mezzanine & ground floor offices with split system
- Auto 5m high roller door access, 3 phase power available

PRICE
\$755,000

INSPECTION
By Appointment

Tony Roccisano
0418 502 101



For Sale

Mallee Burger Van – Business *Mildura*

- The iconic business has been operating for decades
- Great opportunity to be your own boss
- Van & equipment included in sale
- Prime Deakin position and fantastic exposure
- Currently trading 7 evenings a week

PRICE
\$135,000

INSPECTION
By Appointment

Tony Roccisano
0418 502 101



For Sale

1-83/546 Deakin Avenue, *Mildura* Welcome to Oakmont Grove

 429m² – 744m²

The closest residential subdivision of the Fifteenth Street Shopping Precinct.

- With 83 allotments available
- Sizes ranging from 429m² to 744m²
- Tranquil 3866m² parkland
- Walking distance to supermarkets

PRICE
\$163,000 to \$205,000

INSPECTION
By Appointment

Tony Roccisano
0418 502 101

RIISING COST TO BUILD A *wake-up* CALL ON HOUSING DREAM

ARISE in construction costs is likely to stoke inflation while pushing home-building targets further out of reach, fresh data analysis suggests.

Construction costs rose 0.5 per cent in the June quarter, picking up slightly from a 0.4 per cent rise in the March quarter, according to property analyst Cotality's latest Cordell Construction Cost Index.

The re-acceleration is likely to weigh on inflation outcomes because the cost of new dwellings comprises the largest weight in the consumer price index, Cotality research director Tim Lawless said.

While noting the increase was half the pre-pandemic decade average of one per cent, Mr Lawless said builders struggle with feasibility assessments amid high material and labour costs.

"With the cost of building a new home continuing to rise, the (government's) stretch target of building 1.2 million new homes by July 2029 is looking harder and harder," he said.

Property Council of Australia policy and advocacy executive Matthew Kandelaars said the uptick in construction costs "chips away at the feasibility of new housing projects" when the nation needs to be accelerating towards the target of 1.2 million new homes.

Better investment and tax settings are needed, Mr Kandelaars said, along with smarter and more efficient approvals and more skilled workers to build the homes.

"Without this balance, we'll remain stuck in a doom-loop of low margins, constrained project feasibility, cost blowouts and delivery delays."

Independent government advice body the National Housing Supply and Affordability Council warned the federal government in a May report that it would fall short of its 2029 goal by about 300,000 dwellings.

Western Australia recorded the largest quarterly increase in construction costs in the three months to June at 0.7 per cent, followed by Victoria (0.6 per cent), NSW and South Australia (0.5 per cent) and Queensland (0.4 per cent).

Cotality said the latest data reinforces commentary from the Reserve Bank in its July 8 decision to maintain the cash rate at 3.85 per cent, which highlighted as a concern the re-acceleration of growth in the cost of new dwellings via the monthly CPI indicator.

In her rates commentary, the central bank's

governor Michele Bullock noted certain components of monthly inflation - particularly home-building costs - had been "slightly stronger than expected", which contributed to the decision to hold rates.

The RBA added that high construction expenses continue to exert upward pressure on inflation, reinforcing its cautious stance.

Competition for skilled trades also remains intense amid a record level of public infrastructure spending, with Infrastructure Australia forecasting a mismatch between the demand and supply of labour until mid-2028.

This means continued inflation pressure is likely from building costs centred on the labour market, Mr Lawless said.

— Abe Maddison, AAP

AFFORDABILITY 'TIPPING POINT' *nudges* RENTERS INTO UNITS

RENTERS have been pressed against affordability limits for some time and with no more to give, market rents for capital city houses have held unchanged for a year.

The stabilisation in median asking rents follows years of fast growth that peaked in the early phases of the pandemic as borders reopened.

Since March 2020, house rents across combined capitals have climbed 47.7 per cent and 44.4 per cent for units.

The latest rental market update from online real estate platform Domain and lender Pepper Money reveals flatlining house rents across all capital cities except Darwin.

Market rents for units have been growing

more quickly, in a development Domain chief of research and economics Nicola Powell said was indicative of tenants feeling the squeeze.

"They're looking for more affordable locations and more affordable property types, or even going into house shares," she told AAP.

"Cost-of-living pressures have reached a tipping point."

Median asking rents for units, typically a more affordable property option, had increased 3.2 per cent in the past year.

The stronger growth across units compared to houses was also probably a reflection of increasing demand for inner-city living, Dr Powell explained, as more businesses now demand at least some in-office days.

"That shifts where that rental demand



pressure is going, you know, it's not now in regional and outer city suburbs."

For units, Sydney remains the most expensive places to rent, with median asking prices sitting at \$740 and a 2.1 per cent increase recorded in the June quarter.

Brisbane and Perth are tied as the second most pricey cities for apartment-dwellers, though the Queensland capital had experienced a slower quarter of growth compared to its counterpart in Western Australia.

Perth has also rocketed up the rankings of expensive places to rent a house, now equal with Canberra in second place - after Sydney - with a median asking rent of \$700. Even with tenants maxed out price wise and landlords no longer in a position to keep hiking, vacancies are still hovering below two per cent across the board.

"It is still a landlords' market," Dr Powell said.

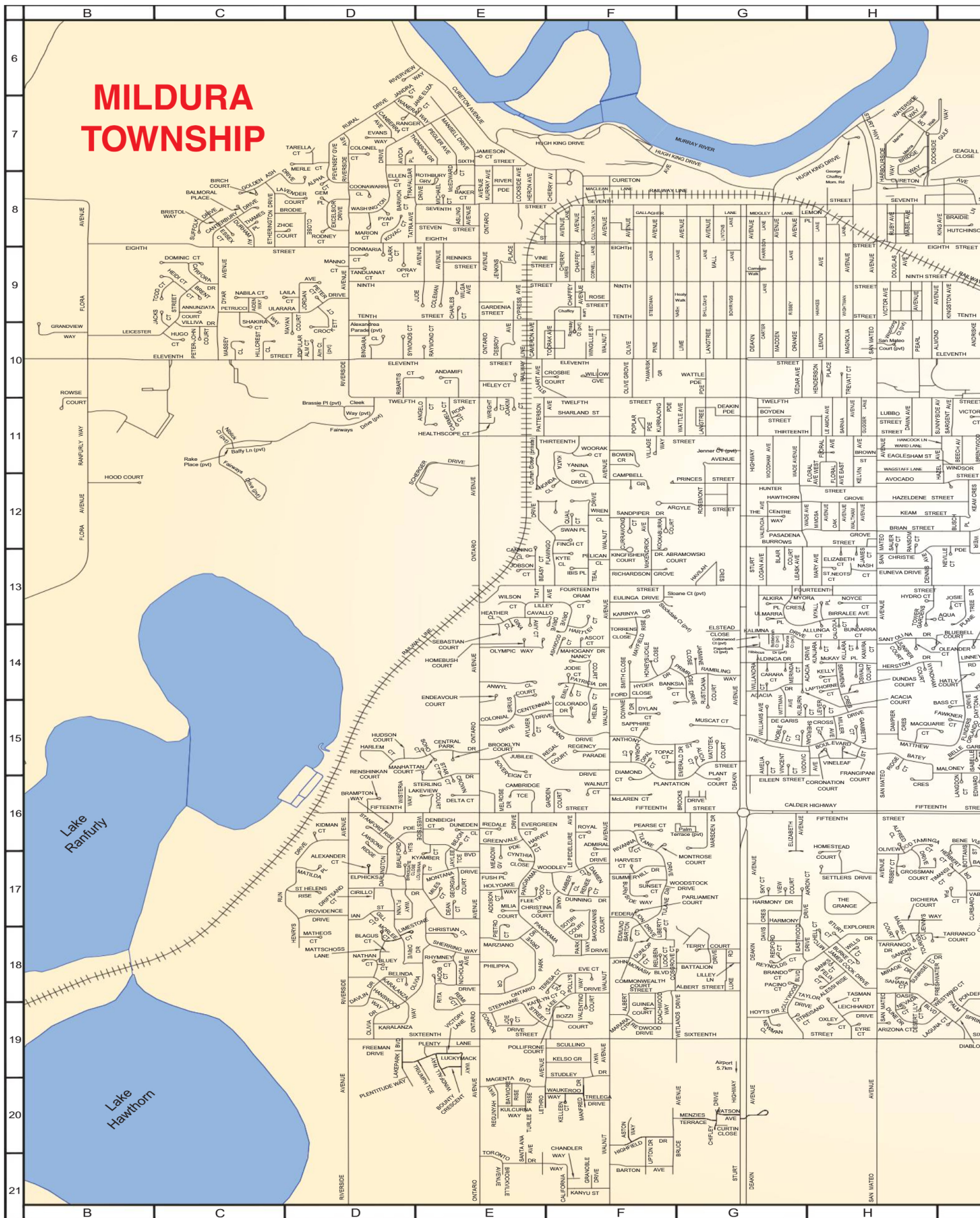
"Across all of our major capital cities, vacancy rates still remains high - they're just moving away from the pressure-cooker dynamics."

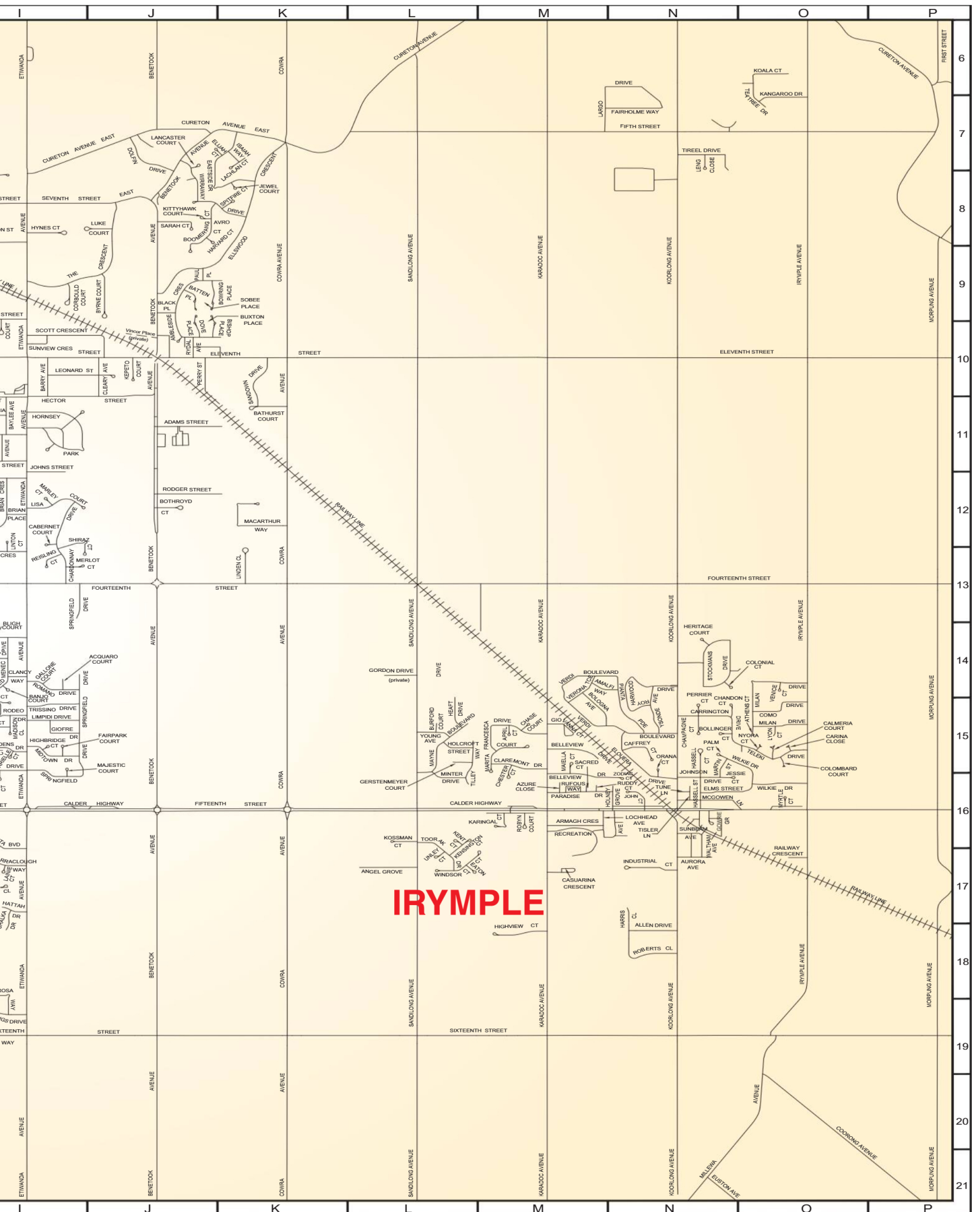
— Poppy Johnston, AAP

Mildura-rymple Map Index (see over)

Acacia Court.....	G14	Caffrey Court.....	N15	Elouera Drive.....	N16	Ibis Place.....	F13	Magenta Boulevard.....	E20	Plentitude Way.....	D20	Swan Place.....	F12
Acacia Drive.....	G14	Calder Highway.....	G-P16	Elphicks Way.....	D17	Industrial Court.....	N17	Magnolia Avenue.....	H9	Plenty Lane.....	E19	Symonds Court.....	D10
Acquaro Court.....	I14	California Way.....	F21	Elstead Close.....	G14	Iredale Court.....	E16	Mahogany Drive.....	F14	Pollifrone Court.....	F19	Tail Avenue.....	F13
Adams Street.....	J11	Calmeria Court.....	O15	Emerald Drive.....	F16	Irymple Avenue.....	O10	Maiella Court.....	M15	Pollys Way.....	F18	Tamarisk Grove.....	F10
Addison Court.....	E17	Caloola Court.....	H14	Emily Court.....	F14	Isabelle Court.....	I15	Majestic Court.....	I15	Ponderosa Way.....	I19	Tanarong Drive.....	H16
Admiral Court.....	F16	Cambridge Terrace.....	E16	Endeavour Court.....	E14	Isiah Way.....	K7	Malbec Court.....	H18	Poplar Parade.....	F11	Tandanusat Court.....	D9
Adrian Court.....	F15	Cameron Avenue.....	E10	Essex Court.....	C8	Jacks Court.....	C10	Maloney Drive.....	I15	Popular Alm Court.....	D10	Tarella Court.....	D7
Aiden Way.....	C9	Campbell Grove.....	F12	Etherington Drive.....	C8	Jacob Court.....	E18	Manfred Drive.....	E20	Primrose Drive.....	G14	Tarrango Court.....	H18
Akron Court.....	G17	Canberra Avenue.....	D7	Etiwanda Avenue.....	I15	James Cook Drive.....	H18	Manhattan Court.....	E15	Princes Street.....	G12	Tarrango Drive.....	H18
Albert Street.....	G18	Canning Close.....	E13	Eulunga Drive.....	F13	James Court.....	H13	Manno Court.....	D9	Providence Drive.....	D17	Tasman Court.....	H19
Aldinga Drive.....	G14	Canterbury Drive.....	C8	Euneva Drive.....	H13	Jameson Court.....	E7	Mansell Drive.....	E7	Pyap Court.....	D8	Tatra Avenue.....	D8
Alexa Rise.....	G14	Cherry Avenue.....	F9	Florist Avenue.....	H11	Jandra Court.....	F13	Mckenna Court.....	F13	Quail Court.....	F12	Taylor Drive.....	G18
Alexander Court.....	D17	Carfora Drive.....	C9	Evans Way.....	D7	Jane Eliza Court.....	E7	Margot Boulevard.....	I13	Railway Crescent.....	O17	Teal Drive.....	F13
Alexandra Parade (private).....	D10	Carina Court.....	O15	Eve Court.....	F18	Jasmine Close.....	G14	Marina Walk.....	H7	Rake Place (private).....	C11	Teatree Drive.....	O7
Alfred Close.....	H16	Carmela Court.....	E11	Evergreen Court.....	E16	Jaylee Terrace.....	E16	Marion Court.....	D8	Rambling Way.....	G14	Teatree Drive.....	O7
Alica Court.....	G15	Carnegie Walk (private).....	G9	Excelsior Drive.....	D8	Jennings Place.....	E9	Marita Court.....	M15	Ramsay Court (private).....	F10	Tenish Drive.....	O15
Alkira Place.....	G13	Carrington Drive.....	N15	Explorer Drive.....	H18	Jenner Court (private).....	G11	Marley Court.....	I12	Ranfurly Way.....	B11	Tenth Street.....	E9
Allen Drive.....	N18	Carter Lane.....	G9	Eyre Court.....	H19	Jennys Way.....	H18	Marsden Drive.....	G16	Ranger Court.....	D7	Teresa Court.....	F18
Allunga Court.....	H14	Casuarina Crescent.....	M17	Fairholme Way.....	N7	Jessie Court.....	N16	Mary Avenue.....	H13	Ransom Court.....	H12	Terry Court.....	G18
Alm Court (private).....	D10	Cavallo Drive.....	E13	Fairpark Court.....	I15	Jewel Court.....	K8	Marzano Drive.....	E18	Raymond Court.....	E10	Thames Place.....	C8
Almond Avenue.....	H9	Cedar Avenue.....	G10	Fairways Drive (private).....	D11	Joakim Court.....	E11	Massey Close.....	C10	Recreation Avenue.....	M16	The Boulevard.....	H15
Alpha Court.....	D8	Centennial Drive.....	F15	Fawnker Court.....	I15	Jobson Court.....	E13	Malhoss Court.....	D19	Riverford Avenue.....	G18	The Centre Way.....	G12
Amson Way.....	M14	Central Park Drive.....	E11	Federated Drive.....	F18	Jodirya Court.....	F14	Mattica Place.....	F19	Ridewood Drive.....	F19	The Crescent.....	J8
Amber Close.....	F17	Chaffey Avenue.....	F9	Felix Court.....	H18	Joe Court.....	E19	Matotek Court.....	G15	Regal Court.....	F15	The Grange.....	H17
Ambleside Crescent.....	J9	Chaffey Lane.....	F9	Fifteenth Street.....	G16	John Court.....	N16	Matthew Flinders Drive.....	I15	Regency Parade.....	F15	Thirteenth Street.....	H11
Amelia Court.....	G15	Chalka Drive.....	H18	Fifth Street.....	N7	John Monash Boulevard.....	F18	Mattschoss Lane.....	D18	Regunyah Way.....	E20	Thomson Grove.....	E7
Amy Court.....	E13	Champagne Court.....	N15	Finch Court.....	F12	Johns Street.....	D9	Mayan Court.....	D9	Reisling Court.....	I13	Tilley Way.....	M15
Andamifi Court.....	E10	Chandler Way.....	F21	First Street.....	P6	Johnson Drive.....	N16	Mayfield Rise.....	F14	Remi Court.....	E19	Tireel Drive.....	N7
Andriske Court.....	I10	Chandon Court.....	N15	Flamingo Drive.....	F13	Jordan Avenue.....	D9	Mayne Boulevard.....	L15	Renee Court.....	F17	Tisler Lane.....	N16
Angel Grove.....	L17	Chardonnay Drive.....	I12	Fleetwood Court.....	E17	Josie Court.....	F13	McEdward Court.....	E8	Renniks Street.....	E9	Todd Court.....	C9
Angelo Court.....	E11	Charles Court.....	E9	Flett Lane.....	N16	Jubilee Court.....	H15	McGowan Lane.....	N16	Renshinkan Court.....	D16	Toorak Avenue.....	F10
Anunziata Court.....	C9	Chase Court.....	M15	Flora Avenue.....	B9	Jude Avenue.....	E9	McKay Place.....	H14	Reuben Lock Court.....	F18	Toorak Drive.....	L17
Anthony Street.....	E14	Cherry Avenue.....	F9	Floral Ave (East Court).....	H11	Julia Court.....	E19	McKendrick Avenue.....	F19	Riverwood Court.....	C18	Topaz Court.....	D16
Anwyl Close.....	E14	Chester Court.....	M16	Floral Ave (West Court).....	H11	Juniper Court.....	H14	McLaren Court.....	F16	Rhymney Court.....	E18	Torah Drive.....	L17
April Court.....	M15	Chiffley Drive.....	G20	Floral Avenue.....	H11	Kaitlyn Court.....	E18	Meadow Grove.....	E16	Ribarits Court.....	D10	Torah Drive.....	L17
Aqua Close.....	H13	Christian Court.....	E18	Floral Avenue East.....	H12	Kalimna Drive.....	H14	Melrose Drive.....	E16	Richardson Grove.....	F13	Topaz Court.....	D16
Argyle Street.....	G12	Christie Parade.....	I13	Floral Avenue West.....	H12	Kamira Court.....	H14	Menzies Terrace.....	G20	Ridge Court.....	H15	Torah Drive.....	L17
Arielle Court.....	I15	Christina Court.....	E17	Flynn Drive.....	D18	Kane Drive.....	F17	Merinda Court.....	G14	Risbey Court.....	H17	Torah Drive.....	L17
Arizona Court.....	H19	Cirillo Drive.....	E17	Ford Close.....	F14	Kangaroo Drive.....	O7	Merle Court.....	D7	Risbey Lane.....	G9	Torah Drive.....	L17
Armagh Crescent.....	M16	Clancy Way.....	I14	Fourteenth Street.....	J13	Kanyu Street.....	F21	Merlot Court.....	I13	Rita Drive.....	E18	Torah Drive.....	L17
Ascot Court.....	F14	Claremont Drive.....	M15	Francesca Drive.....	M15	Karadoc Avenue.....	M9	Michael Court.....	E8	Rivanna Court.....	F16	Torah Drive.....	L17
Astwood Court.....	F14	Clark Court.....	D9	Frankpani Court.....	H15	Karalanza Drive.....	D18	Midgley Lane.....	G8	River Parade.....	E8	Torah Drive.....	L17
Asling Avenue.....	E8	Clearly Avenue.....	I10	Freeman Court.....	D19	Karalingal Court.....	M16	Midtown Drive.....	I15	River Park.....	E8	Torah Drive.....	L17
Aslan Way.....	F20	Cleek Way (private).....	D11	Gardiner Court.....	H12	Karimara Drive.....	F19	Miers Lane.....	F19	Riverwood Avenue.....	D6	Torah Drive.....	L17
Athens Court.....	O15	Coachwood Way.....	F19	Fush Place.....	E17	Keam Crescent.....	I12	Milan Drive.....	O15	Roberts Close.....	N18	Torah Drive.....	L17
Aurora Street.....	N17	Coleman Avenue.....	E9	Gallagher Lane.....	G8	Keam Street.....	H12	Miles Court.....	E17	Robyn Court.....	M16	Torah Drive.....	L17
Avoca Place.....	D7	Colombard Court.....	O15	Gallone Court.....	I14	Kedmenec Drive.....	I14	Millia Court.....	E17	Rodeo Drive.....	I15	Torah Drive.....	L17
Avocado Street.....	I12	Colonel Court.....	D7	Gambetta Court.....	H15	Kellen Court.....	F20	Miller Avenue.....	H15	Rodger Street.....	J12	Torah Drive.....	L17
Avro Court.....	K8	Colonial Court.....	N14	Garden Court.....	F12	Kelly Court.....	H14	Millewa Avenue.....	N20	Rodi Court.....	E11	Torah Drive.....	L17
Aylmer Court.....	F15	Colonial Drive.....	E15	Gardenia Street.....	E9	Kelso Grove.....	F19	Mimosa Avenue.....	H12	Rodney Court.....	D8	Torah Drive.....	L17
Azure Close.....	M16	Colorado Drive.....	F15	Gem Place.....	D8	Kelvin Avenue.....	H12	Minter Drive.....	L16	Romano Drive.....	I14	Torah Drive.....	L17
Baffly Lane (private).....	C11	Commonwealth Court.....	F18	George Chaffey Mom. Rd.....	H7	Kensington Court.....	L16	Mirage Drive.....	H18	Rose Street.....	F9	Torah Drive.....	L17
Baker Court.....	E8	Como Drive.....	O15	Georgina Court.....	E17	Kenit Court.....	L16	Mitchell Court.....	H18	Rosemont Avenue.....	G12	Torah Drive.....	L17
Balogiannis Court.....	E17	Condor Drive.....	E19	Gerstenmeyer Court.....	L15	Kepeto Court.....	D10	Mitana Drive.....	F16	Rothbury Grove.....	E8	Torah Drive.....	L17
Balmoral Place.....	C8	Coona Court.....	D8	Giddings Place.....	F12	Kiaia Court.....	F12	Morose Court.....	F16	Sahara Court.....	H19	Torah Drive.....	L17
Banjo Court.....	I14	Coorong Avenue.....	O20	Gill Court.....	D17	Kidman Court.....	F12	Morlee Court.....	D18	San Mateo Avenue.....	H18	Torah Drive.....	L17
Banks Court.....	H18	Corbould Court.....	I9	Gina Close.....	E14	Kilburn Court.....	G15	Morpung Avenue.....	P14	Royal Court.....	F16	Torah Drive.....	L17
Banksia Court.....	F14	Cornell Lane.....	F9	Giofre Drive.....	I15	Killara Court.....	H14	Murray Avenue.....	E8	Ruby Avenue.....	H8	Torah Drive.....	L17
Barradough Way.....	I17	Coronation Court.....	H15	Giovanna Court.....	M15	Kilpatrick Lane.....	N16	Muscat Court.....	G15	Ruddy Court.....	M16	Torah Drive.....	L17
Barry Avenue.....	I10	Cosgrove Court.....	G18	Golden Ash Drive.....	C8	King Avenue.....	H13	Myall Place.....	H13	Rufous Way.....	M16	Torah Drive.....	L17
Barton Avenue.....	F21	Cottonwood Court (private).....	G14	Gordon Drive (private).....	L14	Kingfisher Court.....	F13	Myora Crescent.....	G13	Rural Drive.....	D7	Torah Drive.....	L17
Barwon Court.....	D8	Cowra Avenue.....	K7	Gowrie Grove.....	N16	Kingston Avenue.....	F19	Myrtle Court.....	O16	Rusticana Court.....	G15	Torah Drive.....	L17
Bass Court.....	I15	Crockett Court.....	D9	Grandview Way.....	B10	Kittyhawk Court.....	J8	Nabila Court.....	C9	Rydal Avenue.....	J10	Torah Drive.....	L17
Batey Crescent.....	H15	Crosbie Court.....	F10	Greendale Parade.....	E16	Koala Court.....	O6	Nancy Court.....	F14	Sacred Court.....	M16	Torah Drive.....	L17
Bathurst Court.....	M18	Cross Court.....	H15	Greendale Drive.....	E21	Kookabara Court.....	F12	Nash Court.....	H13	Sahara Court.....	H19	Torah Drive.....	L17
Battalion Drive.....	G18	Crown Court.....	E16	Grossman Court.....	H17	Koorlong Avenue.....	N11	Nash Lane.....	F19	San Mateo Avenue.....	H18	Torah Drive.....	L17
Batten Place.....	J9	Cultivator Lane.....	F8	Gugger Lane.....	H11	Kossman Court.....	L16	Nathan Court.....	D18	San Mateo Court (private).....	H10	Torah Drive.....	L17
Baylee Avenue.....	I11	Cureton Avenue.....	F7; K7	Guinea Court.....	F19	Kulcurna Way.....	E20	Nevada Court.....	H19	Sandhill Court.....	H18	Torah Drive.....	L17
Baymore Rise.....	E20	Cureton Avenue East.....	I7	Gulf Way.....	I7	Kovac Court.....	D18	Neville Court.....	I13	Sandling Avenue.....	L11	Torah Drive.....	L17
Beasy Court.....	E13	Cureton Avenue S/R.....	I8	Hancock Lane.....	I11	Kunjara Court.....	H14	Newman Close.....	G19	Sandown Drive.....	K10	Torah Drive.....	L17
Beauford Heights.....	D17	Curran Close (private).....	E12	Hancock Way.....	D18	Kunrington Parade.....	F11	Niblick Close (private).....	C11	Sandpiper Drive.....	F12	Torah Drive.....	L17
Beech Avenue.....	I11	Currawong Court.....	F12	Harbourside Way.....	H7	Kyambur Court.....	E16	Nicholas Avenue.....	E18	Santa Ana Avenue.....	E20	Torah Drive.....	L17
Bejon Court.....	E16	Cursar Drive.....	I17	Harlow Court.....	D15	Kyle Close.....	F13	Ninth Street.....	I9	Santolina Drive.....	H14	Torah Drive.....	L17
Belinda Court.....	D18	Curtin Close.....	G20	Harmony Drive.....	G17	Lachlan Court.....	K7	Noble Court.....	G15	Sapphire Court.....	F15	Torah Drive.....	L17
Belie Gardens Drive.....	I15	Cynthia Close.....	E17	Harris Close.....	N18	Laguna Court.....	I19	Nonda Court.....	F12	Sarah Court.....	J8	Torah Drive.....	L17
Belleview Drive.....	M18	Cypress Avenue.....	E9	Hawkes Lane.....	H12	Larson Court.....	F12	Sargent Avenue.....	H16	Sarah Court.....	J8	Torah Drive.....	L17
Bene Vista Boulevard.....	I17	Damen Court.....	F17	Hartley Court.....	F14	Lainie Court.....	D17	Nyora Court.....	O15	Sarnia Avenue.....	H11	Torah Drive.....	L17
Benetook Avenue.....	J15	Dampier Crescent.....	H15	Harvard Court.....	J8	Lakepark Boulevard.....	D19	Oak Avenue.....	H12	Sauer Court.....	H13	Torah Drive.....	L17
Bingara Close.....	D10	Darlington Parade.....	D16	Harvest Court.....	F17	Lakeview Court.....	E16	Oasis Boulevard.....	H18	Scherger Drive.....	E11	Torah Drive.....	L17
Birch Court.....	C8	Davis Crescent.....	G18	Harvey Court.....	E16	Lancaster Court.....	H14	Oleander Court.....	H14	Scott Crescent.....	I- J10	Torah Drive.....	L17
Birksgate Close.....	D17	Davlin Drive.....	D18	Hassell Court.....	N15	Langdon Court.....	F15	Oliver Avenue.....	F9	Scullion Way.....	F19	Torah Drive.....	L17
Birralee Avenue.....	G13	Dawn Avenue.....	H11	Hassell Street.....	N16	Langtree Avenue.....	G9	Olive Grove.....	F10	Seagull Close.....	H8	Torah Drive.....	L17
Bishop Place.....	J10	Daytona Court.....	I15	Hatly Court.....	I14	Langtree Mall.....	G11	Oliverwood Drive.....	H17	Sebastian Court.....	E14	Torah Drive.....	L17
Black Place.....	J9	De Garis Drive.....	H15	Hatiah Drive.....	I17	Laphorne Parade.....	G19	Olivia Drive.....	D19	Semmens Crescent.....	H15	Torah Drive.....	L17
Blagus Court.....	D17	Deakin Avenue.....	G8-21	Havilah Crescent.....	G13	Laphorne Court.....	H14	Olympic Way.....	E14	Settlers Drive.....	H17	Torah Drive.....	L17
Blair Court.....	G13	Deakin Parade.....	G11	Hawkes Lane.....	H12	Large Drive.....	N7	Ontario Ave (Hospital Entl).....	E17	Seymour Street.....	H18	Torah Drive.....	L17
Bligh Court.....	I14	Dean Court.....	H12	Hawthorn Grove.....	H12	Lavender Court.....	H12	Seventh Street East.....	J8	Sharia Court.....	C9	Torah Drive.....	L17
Bluebell Court.....	I14	Delta Court.....	E16	Hazel Avenue.....	I12	Lawsons Ridge.....	D16	Sharia Court.....	C9	Sharland Street.....	F11	Torah Drive.....	L17
Bluey Court.....	D18	Denbeigh Court.....	E16	Hazeldene Street.....	I12	Le Amon Avenue.....	H11	Opal Court.....	F15	Sheridan Court.....	G15	Torah Drive.....	L17
Bollinger Court.....	N15	Dennis Avenue.....	H13	Heaft Drive.....	L15	Le Pedeleure Avenue.....	F17	Orpay Court.....	D9	Sherring Way.....	E18	Torah Drive.....	L17
Bologna Avenue.....	M15	Desert Lily Court.....	H19	Healthscope Court.....	E11	Leask Avenue.....	G13	Oram Court.....	F13	Shillidays Lane.....	G9	Torah Drive.....	L17
Boomerang Court.....	J9	Desroy Avenue.....	E10	Healy Walk.....	G9	Leicester Street.....	C10	Orana Court.....	N16	Shiraz Court.....	I12	Torah Drive.....	L17
Boronia Court (private).....	G14	Diablo Way.....	I19	Heather Close.....	E13	Leichhardt Drive.....	H19	Orange Avenue.....	G9	Sirius Court.....	E15	Torah Drive.....	L17
Bothroyd Court.....	J12	Diamond Court.....	F16	Hector Street.....	J11	Lemon Avenue.....	H8	Orlando Court.....	I15	Sixteenth Street.....	F19	Torah Drive.....	L17
Bottoms Street.....	I16	Dichiera Court.....	H18	Heidi Court.....	C9	Lemon Place.....	H18	Oswald Court.....	H14	Sixth Street.....	E7	Torah Drive.....	L17
Bottlebrush Court (private).....	G14	Dickson Drive.....	H7	Helen Court.....	F15	Leng Close.....	N7	Oxley Court.....	H19	Sky Court.....	G17	Torah Drive.....	L17
Bounty Crescent.....	E19	Dolfin Drive.....	J7	Heley Court.....	E10	Leonard Street.....	J10	Pacino Court.....	G18	Sloane Court (private).....	F13	Torah Drive.....	L17
Bowen Crescent.....	F11	Dominic Court.....	C9	Henderson Place.....	H10	Lethro Avenue.....	F19	Palm Court.....	N15	Smith Close.....	F14	Torah Drive.....	L17
Bowing Place.....	J9	Donmaria Court.....	D9	Henrys Run Drive.....	D17	Lever Court.....	H15	Palm Springs Drive.....	I19	Sobee Place (Parkland).....	J9	Torah Drive.....	L17
Bowings Lane.....	G9	Douglas Avenue.....	H9	Herbert Court.....	I17	Liberty Court.....	F18	Palm Terrace (private).....	G16	Soho Court.....	E15	Torah Drive.....	L17
Boyd Street.....	G11	Dove Place.....	J10	Heritage Court.....	N14	Lilley Drive.....	F14	Panorama Drive.....	E17	Soliti Court.....	F18	Torah Drive.....	L17
Bozzi Court.....	F19	Dowie Drive.....	F15	Heron Avenue.....	E8	Lilley Lane.....	G18	Paperpark Court (private).....	G14	Sovereign Court.....	F15	Torah Drive.....	L17
Brairie Lane.....	I8	Dr. Abramowski.....	F13	Herston Drive.....	H14	Lime Avenue.....	G9	Paradise Drive.....	M16	Spitfire Court.....	K8	Torah Drive.....	L17
Brampton Way.....	D16	Driftsand Court.....	D17	Hibiscus Drive (private).....	G14	Limestone Court.....	D18	Park Way.....	F18	Springfield Drive.....	I15	Torah Drive.....	L17
Brando Court.....	G18	Dundas Court.....	H14	Highbridge Court.....	I15	Limpidi Drive.....	I15	Parliament Court.....	F17	St. Helens Rise.....	D17	Torah Drive.....	L17
Brassie Place (private).....	D11	Dune Drive.....	H18	Highfield Drive.....	F20	Linden Close.....	K13	Pasadena Grove.....	H12	St. Neots Court.....	H13	Torah Drive	

MILDURA TOWNSHIP

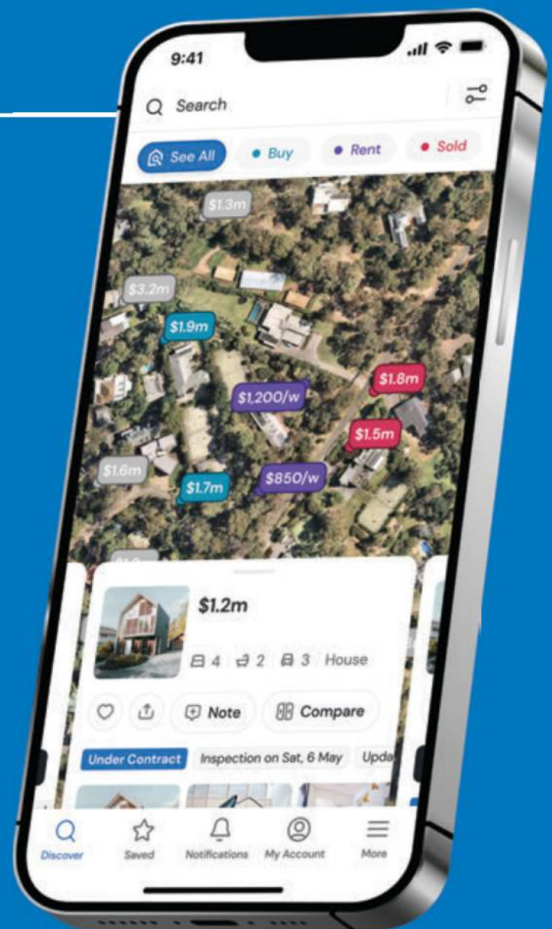




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