

Friday, August 15, 2025
Saturday, August 16, 2025



SunraysiaDaily

Real Estate Guide

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171 Adams Street, Wentworth See Inside

PRD.  REAL ESTATE



Property Management
Exceptional Experience
= Outstanding Results

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Make the Change Today

NEAT RURAL SETTING

family home

PRD. 
REAL ESTATE

**171 Adams Street
Wentworth**

Agent: **Carol Foster**
Phone: **0428 542 192**
Inspect: **Saturday 10am-10.30am**
Price: **\$315,000-\$345,000**

THIS well-maintained four bedroom family home offers a peaceful rural outlook with all the comforts for modern living.

Three bedrooms are fitted with built-in robes and ceiling fans, while the spacious hallway, large windows, and light, neutral tones create a bright and welcoming atmosphere throughout.

The bathroom includes a full-size bath with stand-over shower, catering perfectly to family needs.

The inviting lounge area is equipped with a wood heater, reverse cycle heating and cooling, and a ceiling fan for year-round comfort.

At the heart of the home, the spacious kitchen boasts polished floorboards, ample cupboard

space, electric cooking, and a double stainless steel sink — a perfect combination of style and functionality.

Step outside to an undercover, fully enclosed paved entertaining area, ideal for gatherings in any season.

The generous backyard includes a garden shed, a single car carport behind secure gates at the front of the property, plus a second single carport with genuine rear lane access via Darling Lane.

With a current rental appraisal of \$420 per week, this property offers an excellent investment opportunity or a comfortable home in a sought-after rural setting.

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





Just Listed



171 Adams Street, Wentworth

4 1 2

Neat Rural Setting Family Home

This well-maintained 4-bedroom family home offers a peaceful rural outlook on a generous 874m² (approx.) allotment with three bedrooms fitted with built-in robes and ceiling fans, bathroom includes a full-size bath with stand-over shower. The inviting lounge area is equipped with a wood heater and reverse cycle heating and cooling, the spacious kitchen boasts polished floorboards, ample cupboard space, electric cooking, and a double stainless steel sink. Step outside to an undercover, fully enclosed paved entertaining area, ideal for gatherings while the backyard includes a garden shed, a single car carport behind secure gates at the front, plus a second single carport with genuine rear lane access via Darling Lane. Current rental appraisal of \$420 per week, wait and you might miss out!

Sale

Price \$315,000 - \$345,000

View Sat 10am - 10.30am

Carol Foster
M 0428 542 192



Just Listed

Lot 2, 357 Paschendale Avenue, Merbein

Endless Opportunities Await

Just 5 minutes from the vibrant Merbein township and all its conveniences, this versatile 8.093 hectare (19.99 acres approx.) parcel of land offers the perfect blank canvas for your rural dreams. Whether you envision creating your own hobby farm, building a thrilling motorbike track, or establishing horse agistment with stables, the possibilities are endless. With fertile soil and ample space, you can grow whatever your heart desires. An optional AUL (Annual Use Licence) is also available for purchase, further enhancing the potential of this outstanding property. Secure your slice of country lifestyle with endless options and exceptional convenience.

Sale

Price \$170,000 - \$187,000

Carol Foster
M 0428 542 192



Under Contract



20 Mitchell Avenue, Dareton

4 1 1

Renovator's Delight with Strong Rental Returns

This solid four-bedroom, one-bathroom home is an excellent opportunity for investors, renovators, or first-home buyers looking to break into the market. Set on a generous 1,018m² (approx.) block with valuable rear lane access, the property offers plenty of potential to add value and create something special. Inside, you'll find a practical layout that includes a sunroom filled with natural light, evaporative air conditioning for year-round comfort, and an easy-to-maintain kitchen with electric cooking. The expansive backyard provides ample space for outdoor living or future improvements and includes a shed for extra storage or workspace. Currently tenanted by a reliable long-term occupant of over 15 years and generating a rental return of \$320 per week, this home represents a secure investment with solid returns from day one.

Sale

Carol Foster
M 0428 542 192



Under Contract



35 Helena Street, Wentworth

2 1 2

Invest or Nest - Renovated Gem with Large Shed

This beautifully refreshed two-bedroom home offers a perfect combination of comfort, style, and functionality. The master bedroom features built-in robes, while the interior has been freshly painted and fitted with new carpet throughout. The modern kitchen is equipped with new cupboards, and the welcoming lounge room includes a brand-new air conditioner for year-round comfort. A standout feature is the huge sunroom or family room, filled with natural light and complete with its own air conditioner, creating an ideal space for entertaining or relaxation. Outside, the property boasts a large shed with a concrete floor, an additional outdoor storeroom, and sits on a generous 879m² block, providing ample space for various uses. With a current rental appraisal of \$350 per week, this home is a fantastic opportunity for both investors and owner-occupiers.

Sale

Carol Foster
M 0428 542 192



Comfort

IN A WELL LOCATED GOL GOL HOME



first national
REAL ESTATE | Collie & Tierney

**2B Dawn Avenue
Gol Gol**

Agent: **Glen Crisera**
Phone: **0407 865 573**
Inspect: **Saturday 10am-10.30am**
Price: **\$475,000-\$522,000**

WELL positioned in popular Gol Gol, this modern home offers low-maintenance living with stylish finishes throughout.

Inside, you'll find an open-plan layout with polished concrete floors, square-set cornices, and a sleek kitchen featuring stainless steel appliances and ample storage.

The dining area opens directly onto a large decked alfresco, perfect for entertaining year-round.

There are three generous bedrooms (main with ensuite and walk-in robe), split system heating and cooling, and a double garage with internal access.

Just moments from the Murray River, schools and local shops, this is a smart choice for first home buyers, investors or anyone seeking easy, modern living.

For further details contact Glen Crisera
on 0407 865 573, email: gcrisera@ctfnre.com.au





MILDURA

4 2 2

NEW LISTING



THE RIGHT CHOICE FOR YOU

- Nestled in a family friendly court is this impressive four bedroom home
- Superbly designed for the larger families offering spacious living areas that includes a formal lounge & open plan kitchen/meals/family room
- The timber kitchen hosts dishwasher, solar skylight & electric cook top
- Key features include ducted reverse cycle heating & cooling, 9ft ceilings, - ducted vacuum & plenty of storage
- Entertaining is a breeze in the large decked, pitched roof area plus step out to an additional covered area
- Double garage with auto door plus roller door access to the backyard & a great shed
- Neat and well maintained gardens surround this immaculate home Ideally positioned close to all amenities including hospital, doctors and
- schools, completes this family package

FOR SALE

Photo ID required

\$580,000 - \$638,000

Saturday 11:00 - 11:30

Address 9 Delta Court

Contact Patrick Gray
0484 724 450



67 Lime Avenue
Mildura

www.ctfnre.com.au

5021 2200

SD1128151



IRYMPLE

3 2 2

NEW LISTING



A VERDI NICE HOME IN A VERDI NICE SPOT

- Built in 2022 and located in the sought-after 'Verdi Estate', surrounded by modern homes in a growing neighbourhood
- Entryway leads to an open-plan living area with a spacious kitchen and walk-in pantry
- Master bedroom at the front of the home with walk-in robe and en suite
- Two additional bedrooms at the rear, serviced by a central main bathroom and a formal lounge
- Features ducted reverse cycle heating and cooling for year-round comfort
- Covered outdoor entertaining area overlooking the backyard and genuine side access to a large 6x6m shed

FOR SALE

Photo ID required

\$599,000 - \$658,900

Saturday 10:00 - 10:30

52 Verdi Boulevard

Patrick Gray

0484 724 450



MILDURA

3 2

NEW LISTING



DUAL OCCUPANCY OPPORTUNITY!

- Set on a whopping 914m2 (approx.) and offering the potential for subdivisio (STCA) is this character home from the 1940's
- Located on the edge of the CBD and with the bonus of side lane access to both the backyard and a massive shed with auto roller door
- The dwelling whilst being very original is in great condition
- With a lounge leading through to a dining room plus a sun room that makes an ideal study
- Adjoining on the corner of the back verandah is studio style bungalow with kitchenette & bathroom
- Situated on two titles the possibility for development is not to be ignored

FOR SALE

Photo ID required

\$599,000 - \$658,900

Saturday 12:00 - 12:30

204 Eighth street

Patrick Gray

0484 724 450



67 Lime Avenue
Mildura

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5021 2200

SD1128152



MILDURA

4 2 2

NEW LISTING



SPACIOUS FAMILY LIVING IN A QUIET COURT

- Boasting two distinct living zones, including a welcoming L-shaped lounge & formal dining area, and a timber kitchen overlooking a meals and family room, this home is designed for both everyday living and entertaining
- Featuring four spacious bedrooms, all with built-in robes, including a master with private en suite
- This home is equipped for year-round comfort with evaporative cooling, a large split system, and the inviting ambiance of an open fire in the main lounge plus has approx. 6kW of solar
- A bonus tradesman's shed has been fully lined and fitted with its own split system, making it ideal as a games room, home office, or hobby space

FOR SALE

Photo ID required

\$575,000 - \$625,000

Saturday 11:00 - 11:45

11 Ford Close

Sam Alvey

0498 567 824



MILDURA

3 1 1

NEW LISTING



INVEST IN YOUR FUTURE

- Whether you be looking for a first home to get you onto the property ladder or an investment, this will certainly be worth your inspection
- Set on a manageable 589m2 (approx.) block and in a quiet court location
- Offering a separate lounge and a spacious open meals area
- The kitchen is a bright space with electric cooking and a breakfast bar
- There is evaporative cooling and a covered outdoor area
- The fully fenced yard has a couple of sheds and can be accessed through the carport
- It has a current rental appraisal of \$400 - \$440 per week

FOR SALE

Photo ID required

\$380,000 - \$408,000

Phone For Inspection

14 Noyce Court

Patrick Gray

0484 724 450



67 Lime Avenue
Mildura

www.ctfnre.com.au

5021 2200

SD1128153



firstnational
REAL ESTATE

Collie & Tierney

GOL GOL

3 1 2

NEW LISTING



A WELL-LOCATED GOL GOL HOME

- Inside, you'll find an open-plan layout, squarset cornices, and a sleek kitchen with stainless steel appliances & ample storage
- Three generous bedrooms (main with ensuite and walk-in robe),
- Split system heating and cooling, and a double garage with internal access.
- Just moments from the Murray River

FOR SALE

Photo ID required

\$475,000 - \$522,000

Saturday 10:00 - 10:30

2B Dawn Avenue

Glen Crisera
0407 865 573



MILDURA

2 1 2

NEW LISTING



GREAT INVESTMENT

- 2 bedroom townhouse is an ideal choice to add to your investment portfolio
- Open plan living/meals area adjoins to a bright kitchen
- Gas heating & hot water, evap cooling
- Main bedroom has WIR and direct access to main bathroom
- Leased to an excellent long term tenant

FOR SALE

Photo ID required

\$390,000 - \$429,000

Saturday 10:30 - 11:00

13 Jandra Court
Robert Stephens

0458 658 566
Shaun Stephens
0434 434 499



RED CLIFFS

2 1 1



MODERN & STYLISH TOWNHOUSE

- A solid townhouse to add to your portfolio
- 2 good sized bedrooms with BIR'S, large bathroom with separate bath & shower
- Reverse cycle heating and cooling for year round comfort
- Outside enjoys a secure courtyard with paved pergola
- All located close to the town centre

FOR SALE

Photo ID required

\$339,550 - \$373,450

Saturday 12:30 - 1:00

1A Kiewa Avenue
Robert Stephens

0458 658 566
Shaun Stephens
0434 434 499



MILDURA

3 1 1

NEW LISTING



AFFORDABLE AND CONVENIENT

- Comfortable 3 bedroom home, all with plenty of natural light
- Spacious lounge room for relaxed living
- Year-round comfort with electric heating and evaporative cooling
- Low-maintenance enclosed yard with garden shed
- Don't miss your chance

FOR SALE

Photo ID required

\$279,000 - \$306,900

Saturday 10:00 - 10:30

2 Leonard Street

Sam Kerridge
0400 047 243



67 Lime Avenue
Mildura

www.ctfnre.com.au

5021 2200

SD1128154



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REAL ESTATE

Collie & Tierney

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

Phone For Inspection

11/2 West Road

Tyler Martin
0437 654 537



WENTWORTH



AFFORDABLE RIVERFRONT PROPERTY

- Outstanding lifestyle lot with over 5 Ha. of riverfront tranquility
- Road access, fully fenced & a riparian water right
- Ideal new home site, or maybe a big shed ideal for camping
- Enjoy boating, fishing & swimming all at the convenience at your back door

FOR SALE

Photo ID required

\$295,000

Phone For All Enquiries

Lot 13 Darling River Estate
Pomona Road
Robert 0458 658 566
Shaun 0434 434 499



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 Springfeild 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.

Melissa Ersoy
Property Manager

03 5021 2200
appraisal@ctfnre.com.au



67 Lime Avenue
Mildura

www.ctfnre.com.au

5021 2200

SD1128155



SALE

140-142 San Mateo Avenue,
Mildura

Set on a generous 993sqm allotment and privately enclosed by striking double brick fencing, 140-142 San Mateo Avenue offers security, space, and a lifestyle that's built for more. This solid brick home spans approximately 35 squares under the main roof, and from the moment you step inside, the scale of every room makes a lasting impression.

Featuring three oversized bedrooms, each with substantial walk-in robes, the home offers two expansive living areas, a dedicated gym or office space, and a granny flat, ideal for extended family or guests. Sweeping verandahs wrap the home, adding charm and comfort while creating inviting spaces to relax outdoors in every season. A double garage plus double carport ensures there's no shortage of secure parking and storage.

 *We bring the whole team*

Ray White Mildura 03 5021 9500



3 2 2

This property is not just bigger, it's better designed. With generous proportions throughout, quality construction, and a flexible layout that adapts to a range of lifestyle needs, it offers exceptional value for those seeking more than the average home.

Whether you're upsizing, accommodating extended family, or investing in Mildura's growing rental market, this property delivers. With a rental appraisal of \$600 - \$630 per week, the numbers speak for themselves.

Sale
\$530,000 - \$580,000

View
Sat 9:30 - 10:00am
Mon 5:00 - 5:30pm

Damian Portaro
0419 838 743
damian.portaro@raywhite.com

Dakota Whitehouse
0448 811 108
dakota.whitehouse@raywhite.com

raywhitemildura.com.au

SD1128160



SALE

1/173 Ninth Street, Mildura

Set in a fabulous location walking distance to Mildura CBD and all that the centre of town and Langtree Avenue has to offer, comes for sale this great sized 4 bedroom home. If you are wishing to place your mark on a dwelling, well this property will definitely suit. The home offers great sized open living/ dining and kitchen with natural gas cooking, all bedrooms with BIR's, two bathrooms and toilets. Great features include the balcony to relax on, heating/ cooling options and ample storage.

Sale
\$499,000 - \$538,000

View
Sat 2:45 - 3:15pm
Mon 5:00 - 5:30pm

Adriano Aiello
0438 075 747
adriano.aiello@raywhite.com

4 2 2

We bring the whole team
Ray White Mildura 03 5021 9500

raywhitemildura.com.au

SD1128161



RayWhite

SALE

5/84 Ellswood Crescent, Mildura

If you're seeking a no-nonsense investment delivering solid returns from day one, 5/84 Ellswood Crescent deserves your attention. Currently leased at \$500 per week, this four-bedroom, two-bathroom home offers a healthy return in a location with consistently strong tenant demand. With the lease already in place, this is a straightforward opportunity to secure reliable rental income without the need for upgrades or marketing downtime.

We bring the whole team

Ray White Mildura 03 5021 9500

4 2 2

Sale

\$499,000 - \$548,900

View

Sat 11:30 - 12:00pm

Dakota Whitehouse

0448 811 108

dakota.whitehouse@raywhite.com

raywhitemildura.com.au



RayWhite

SALE

28-30 Francis Street, Wentworth

Situated on an approx. 1126 m2 allotment and set in a quiet location, this well-loved steel framed 4 bedroom brick veneer home offers family friendly living you simply can't go past. With a spacious layout, the master bedroom boasts a walk in robe and ensuite, there are also the additional 3 bedrooms all offering BIR's. Other features include dining room/ kitchen with dishwasher, great internal living area, separate lounge room, heating/ cooling options, ceiling fans and ample storage throughout.

We bring the whole team

Ray White Mildura 03 5021 9500

4 2 2

Sale

\$474,000 - \$510,000

View

Sat 1:30 - 2:00pm

Tue 4:45 - 5:15 pm

Adriano Aiello

0438 075 747

adriano.aiello@raywhite.com

raywhitemildura.com.au



RayWhite

SALE

11 Loddon Avenue, Red Cliffs

Set on a generous block, 11 Loddon Avenue features a two-bedroom, one-bathroom home with a standout bonus - plenty of shedding. Whether you're a tradie, hobbyist, or simply need room to store your gear, this property offers storage space well beyond the norm. The home is neat and functional, with comfortable living spaces and all the essentials in place. Ideal for low-maintenance living, it's a great fit for first-home buyers looking to enter the market, downsizers who still want room to tinker, or investors looking to secure a rental-ready property.

We bring the whole team

Ray White Mildura 03 5021 9500

2 1 1

Sale

\$249,000 - \$273,900

View

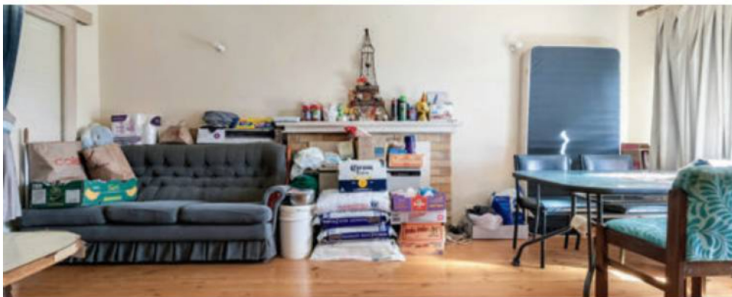
Sat 12:45 - 1:15pm

Dakota Whitehouse

0448 811 108

dakota.whitehouse@raywhite.com

raywhitemildura.com.au



RayWhite

SALE

2 Cleary Avenue, Mildura

A fantastic three-bedroom, one-bathroom home with double car space, brimming with opportunity. Conveniently located just moments from the heart of Mildura, this property offers a rare chance to secure an affordable entry into the market with plenty of room to add value. Perfect for first home buyers wanting to roll up their sleeves, this home is a true blank canvas. The functional floorplan provides a comfortable starting point, while the generous block and solid structure give you endless possibilities to renovate, refresh, and make it your own.

We bring the whole team

Ray White Mildura 03 5021 9500

3 1 2

Sale

\$385,000 - \$412,500

View

Sat 10:30 - 11:00am

Dakota Whitehouse

0448 811 108

dakota.whitehouse@raywhite.com

Ellie Vu

0407 683 459

ellie.vu@raywhite.com

raywhitemildura.com.au



RayWhite

SALE

86 McEdward Street, Birdwoodton

One of Birdwoodton's most masterfully designed lifestyle homes - welcome to The Ridge, a residence where every square inch has been curated for liveability, timeless appeal and year-round comfort. Tucked away on nearly 3 acres in a private, prestige pocket of Birdwoodton, this remarkable 2022-built residence stretches across more than 54 squares under roof and fuses country character with modern brilliance.

We bring the whole team

Ray White Mildura 03 5021 9500

Sale

Fixed Date Closing 26th Aug 6pm
\$1,199,000 - \$1,319,000

View

Sat 10:15 - 10:45am

Damian Portaro

0419 838 743
damian.portaro@raywhite.com

Katrina Wootton

0431 249 801
katrina.wootton@raywhite.com

4 2 2

raywhitemildura.com.au



RayWhite

AUCTION

891 Cureton Avenue, Irymple

Character-filled home on (7689m2) approx. in a fantastic location. Offers spacious living with 12ft ceilings and multiple living areas, three bedrooms plus fourth bedroom or study. For convenience, the home offers two bathrooms and three toilets. Slow combustion heating and evaporative cooling. The kitchen is well-appointed includes a stainless-steel stove, dishwasher and ample bench space and storage. Outside, enjoy a generous 9 x 5.5m shed with split system, outdoor entertaining area.

We bring the whole team

Ray White Mildura 03 5021 9500

Auction

Fri 22nd Aug 12pm

View

Sat 11:00 - 11:30pm
Wed 5:00 - 5:30pm

Rico D'Amico

0418 516 773
rico.damico@raywhite.com

4 2

raywhitemildura.com.au



SALE

16 Thirteenth Street, Mildura

Attention investors! This is your set & forget property - currently holding a fixed term lease at \$450 per week, do your sums! Boasting an 810m2 allotment and featuring three bedrooms, one bathroom & updates throughout. The opportunity is in front of you to hold a property which has great cash flow and then let your imagination run wild with the chances to develop in future (STCA) upon a large allotment.

 **We bring the whole team**

Ray White Mildura 03 5021 9500

Sale

Fixed Date Closing 26th Aug 6pm
\$315,000 - \$346,500

View

Appointments available via
raywhitemildura.com.au

Luke Hermans

0488 520 846
luke.hermans@raywhite.com

3  1  2 

raywhitemildura.com.au



SALE

129 Adams Street, Wentworth

Here sits your opportunity to enter the market at an affordable price or alternatively start your property investment journey! Previously designed as a duplex, the versatility in this property is unmatched. Ready to move into, you can enjoy a whole 1020m2 allotment (1/4 acre approx) and ample shedding. Featuring 3 bedrooms, multiple wet areas and a renovated kitchen, there are plenty of options to add value, re-design to your lifestyle and enjoy a home within a peaceful location.

 **We bring the whole team**

Ray White Mildura 03 5021 9500

Sale

Fixed Date Closing 26th Aug 6pm
\$250,000 - \$275,000

View

Appointments available via
raywhitemildura.com.au

Luke Hermans

0488 520 846
luke.hermans@raywhite.com

3  1  2 

raywhitemildura.com.au



RayWhite



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.

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

View
Sat 9:30 - 10:00am

4 2 2 1 1

Damian Portaro
0419 838 743
damian.portaro@raywhite.com

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

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

raywhitemildura.com.au



RayWhite



SALE

15 Macarthur Way, Mildura

Nestled on a substantial allotment of approx. 2548m2, it presents generous space throughout. This impressive light-filled dwelling provides great style, ideal for entertaining and everyday comfort.

Sale
\$925,000 - \$995,000

View
Sat 10:00 - 10:30am

4 2 2 1

Adriano Aiello
0438 075 747
adriano.aiello@raywhite.com

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Ray White Mildura 03 5021 9500

raywhitemildura.com.au



RayWhite



RayWhite

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.

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

View
Sat 11:15 - 11:45am

4 2 2

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

■ We bring the whole team
Ray White Mildura

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.

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

View
Sat 10:15 - 10:45am

4 3 4 1 1

Damian Portaro
0419 838 743
damian.portaro@raywhite.com

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

raywhitemildura.com.au



SALE

977 Cowra Avenue, Mildura

Situated in a quiet quality location and enjoying all aspects of the 15th Street precinct being just a short drive away, this property offers a huge allotment of approx. 2068 m2 with endless appeal.

Sale
\$649,000 - \$695,000

View
Sat 10:45 - 11:15am

4 2 2 1

Adriano Aiello
0438 075 747
adriano.aiello@raywhite.com

■ We bring the whole team
Ray White Mildura

raywhitemildura.com.au



RayWhite



BOLD, MODERN, *impress*

DAMIAN Portaro, Principal and Chairman's Elite Sales Agent at Ray White Mildura, proudly presents 66 Lemon Avenue a brand-new, architecturally designed home that sets a new benchmark in luxury and flexibility, right in the heart of 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 ensuites each finished with floor-to-ceiling tiling and premium fixtures.

A separate study offers the perfect work-from-home setup or potential seventh bedroom.

At the centre of the home is

a breathtaking open-plan living, meals, and kitchen space with soaring 2700mm ceilings, square-set cornices, and hybrid timber-look flooring throughout.

The kitchen is a showstopper, boasting 60mm stone benchtops, a book-matched stone island, butterfly-matched stone splashback, 900mm appliances, and a generous walk-in pantry.

The main lounge area features a built-in electric fireplace display, adding warmth and ambience to the heart of the home.

Zoned reverse-cycle heating and cooling ensures climate control all year round, while security is covered with a built-in camera system.

Step outside and you'll find an exceptional outdoor kitchen with stone benchtops, perfectly positioned under the main roof and flowing directly from the living space ideal for entertaining.

Whether you're an investor seeking a high-yielding Airbnb, a large family needing space for everyone, or a professional looking to run a business from home 66



Lemon Avenue offers unmatched potential in a location that truly delivers.

This is an exciting, rare opportunity to secure a premium new home, never lived in, with one

of the most flexible layouts and high-end finishes you'll find in Mildura today.

For further details contact **Damian Portaro 0419 838 743** or **Katrina Wootton 0431 249 801**.

Ray White

**66 Lemon Avenue
Mildura**

Agents: **Damian Portaro 0419 838 743**
Katrina Wootton 0431 249 801
Inspect: **Appointments available
via raywhitemildura.com.au**
Price: **\$1,000,000-\$1,100,000**



Rates cut

BUT BORROWERS
TOLD NOT TO BANK
ON MORE RELIEF



BORROWERS have received welcome relief from the Reserve Bank of Australia, which delivered a widely expected interest rate cut but flagged the end to its easing cycle is getting closer.

The central bank opted not to shock markets for a second time in two months on Tuesday, cutting the cash rate by 25 basis points to 3.6 per cent.

In its accompanying statement, the RBA board said a further easing in monetary policy, following cuts in February and May, was appropriate because underlying inflation and the labour market had continued to ease.

"The board nevertheless remains cautious about the outlook, particularly given the heightened level of uncertainty about both aggregate demand and potential supply," it said.

Absent from the board's statement this time was a comment it felt monetary policy was still restrictive.

As the cash rate gets closer to the unobservable "neutral" rate, the board would have to work harder to justify crossing into stimulatory territory, EY chief economist Cherelle Murphy said.

"This will be a harder barrier for the Reserve Bank to cross but we think a likely one, with private consumption and investment still soft and risks persisting due to elevated global uncertainties," she said.

RBA governor Michele Bullock said any further decisions would be taken "meeting-by-meeting" and based on economic data as it unfolds.

All nine board members voted in favour of a cut and there was no discussion of a jumbo 50 basis point cut, Ms Bullock said.

The RBA's decision will save borrowers with a \$600,000 mortgage almost \$90 a month in repayments and a cumulative \$272 per month since cuts began in February.

The move brings the cash rate to its lowest level since May 2023, with the average variable mortgage rate expected to fall to 5.5 per cent.

But for many borrowers, the financial boost was behind schedule.

Most economists had expected the RBA to deliver further rate relief in its July meeting.

In a shock 6-3 decision, the board kept rates on hold, citing a need to wait for more inflation data to ensure price growth was coming down sustainably to target.

The local share market lifted modestly and the Aussie dollar fell following the decision, while money markets were pricing in two more cuts by March.

Vanguard senior economist Grant Feng predicted one more cut by the end of 2025, as growth showed signs of recovery and the unemployment rate stabilising.

Treasurer Jim Chalmers said the decision was "very welcome relief for millions of Australians".

"The three interest rate cuts we've seen this year would not have been possible without our collective efforts to get inflation down," he said.

The RBA board in its statement noted uncertainty in the global economy was still high.

But markets had settled down in recent months with a little bit more clarity to the scale of Donald Trump's tariffs and a fairly low amount of retaliation from other countries.

In quarterly forecasts produced by RBA staff and released alongside the cash rate decision, productivity growth was revised down by 0.3 per cent over the medium term.

That would flow through to lower GDP growth, lower living standards and make it harder to get inflation under control.

All four big banks and challenger lender Macquarie announced they would pass on the cut in full to variable home loan borrowers.

— Jacob Shteyman, AAP

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Administration Assistant

SD1127832

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Modern

COMFORT AND NEAT AS A PIN



LOCATED in the Mirage Estate, this well-maintained three bedroom home offers a great blend of modern comfort and practical design on a generous 951sq.m. block.

Neat and move-in ready, it's a great option for families, or those looking to invest in a solid, long-term opportunity.

Inside, the home features a flexible floor plan with a formal lounge at the front, and a spacious open plan living and dining area flowing off a well-appointed kitchen.

A 900mm gas cooktop, walk-in pantry and excellent storage make this kitchen both functional and stylish.

The master bedroom includes a walk-in robe and a recently renovated ensuite with a large vanity.

The remaining two bedrooms

both include built-in robes and are serviced by a central bathroom.

Comfort is taken care of with ducted natural gas heating, evaporative cooling, plus two reverse cycle split systems—offering year-round climate control.

There's a double garage with internal access to the home, plus handy built-in storage cupboards—ideal for keeping things organised.

Step outside and you'll find a paved, covered alfresco area ideal for entertaining or simply enjoying the outdoors.

There's also side access to a 6x9m shed with twin roller doors, along with a fenced veggie garden area that includes an additional garden shed—perfect for tools or extra storage.

A 6.6kW solar system helps keep energy costs down, and the home is set in a quiet, family-



friendly location just a short walk to Mildura Central, Fifteenth Street shopping precinct, Coles and the Gateway.

For further details contact
**Marcus Coppola on
0411 246 213 from Professionals
Real Estate Mildura.**

Professionals

**26 Dune Avenue
Mildura**

Agent: **Marcus Coppola**
Phone: **0411 246 213**
Inspect: **Saturday 10.30-11am**
Price: **\$660,000-\$726,000**





New
Listing

8 Andamifi Court, *Mildura*

Comfort, Space and a Great Location

 **914m²**

This well-kept brick veneer home offers a practical mix of space & functionality on a generous block.

- Three living areas and a separate study
- Master bedroom includes a WIR & ensuite
- Two covered outdoor spaces for entertaining
- In-ground pool, low-maintenance yard & shed

PRICE

\$690,000 - \$759,000

INSPECTION

Sat 16 Aug 9:30 - 10:00am

Marcus Coppola
0411 246 213

Tony Roccisano
0418 502 101



New
Listing

26 Dune Drive, *Mildura*

 **3** |  **2** |  **2** |  **951m²**

- Located in Mirage Estate on 951m²
- Spacious open-plan living and dining area flowing from the kitchen
- Stylish kitchen with gas cooktop & walk-in pantry
- Master includes a WIR & recently renovated ensuite with large vanity
- Undercover alfresco, 6x9m shed with twin roller doors & 6.6kW Solar system

PRICE

\$660,000 - \$726,000

INSPECTION

Sat 16 Aug 10:30 - 11:00am

Marcus Coppola
0411 246 213



New
Listing

33 Williams Street, *Gol Gol*

 **3** |  **1** |  **1** |  **1012m²**

- Positioned in the picturesque riverside village of Gol Gol
- This 1,012m² site boasts three road frontages
- Offering outstanding potential for townhouse development (STCA)
- 3-bedroom conite home currently tenanted on a periodic lease
- Shops & more all just metres away!

PRICE

\$360,000 - \$395,000

INSPECTION

By Appointment

Jason Lawler
0417 248 002



**New
Listing**

759 Walnut Avenue, *Mildura*

 **9.66 Acres**

- The final subdivision site on highly sought-after Walnut Avenue
- With a potential of an approximate 40-lot plan of subdivision (STCA)
- Sitting on 9.66 acres just minutes from Mildura Airport
- Residential zoning in a prime position
- Plus a fully fenced home returning a strong rental income

PRICE
Price on Application

INSPECTION
By Appointment

Loretta Paiano
0418 596 789



**New
Listing**

7 Scott Crescent, *Mildura*

 **1962m²**

- Industrial-zoned allotment boasts an impressive 28m (approx.) frontage
- 3 minutes from Mildura's CBD
- 11.5m x 20m shed with office, toilet, kitchenette, and internet connection
- Ideally positioned near the Benetook Avenue truck route
- Sought-after site with unbeatable zoning

PRICE
Price on Application

INSPECTION
By Appointment

Loretta Paiano
0418 596 789



**New
Listing**

47 Magnolia Avenue, *Mildura*

 **2** |  **1** |  **1** |  **475m²**

- This weatherboard home is set on a 475m² parcel of college lease land
- Fixed lease in place currently paying \$360pw offering a steady return
- Modernised kitchen, separate lounge and dining spaces
- Kitchen & bathroom have been updated
- Rear lane access & a shed

PRICE
\$230,000 - \$250,000

INSPECTION
Sat 16 Aug 12:00 - 12:30pm

Marcus Coppola
0411 246 213



**Auction
12th September**

4 Cambridge Terrace, *Mildura*

 **1151m²**

- Nestled among million-dollar homes
- Blue-chip 1,151m² allotment offering the ultimate in location and lifestyle
- Generous 23.5 frontage, fully serviced and ready for your dream home
- Included in the sale is a 12m x 6m shed with three roller doors
- Just moments from the Central Plaza shopping precinct

AUCTION
Fri 12th Sept, 12noon onsite

INSPECTION
By Appointment

Loretta Paiano
0418 596 789



**New
Listing**

502a & 504 Eleventh Street, *Mildura*

🏠 1 | 🚗 1 | 🚗 1 | 📏 1127m²

- Set quietly back on Eleventh Street is this dual allotment offering 1127m²
- An existing 1-bed, 1-bath sits on the block and is ready to be rented out
- Planning drawings in place for 4-bed, 2-bath development (STCA)
- Location is close to the golf course
- For buyers seeking long term investments or land with potential

PRICE
\$550,000 - \$600,000

INSPECTION
By Appointment

Marcus Coppola
0411 246 213



For Sale

226 Benetook Avenue, *Mildura*

🏠 3 | 🚗 2 | 🚗 2 | 📏 308m²

- Positioned close to the heart of the CBD is this well-kept home
- Open-plan kitchen, meals & living space designed for relaxing
- Kitchen with modern appliances & plenty of storage
- Light-filled lounge area
- Step outside to a covered outdoor area and low-maintenance yard

PRICE
\$450,000 - \$485,000

INSPECTION
Sat 16 Aug 11:00 - 11:30am

Marcus Coppola
0411 246 213



For Sale

2/661 Koorlong Avenue, *Irymple*

🏠 3 | 🚗 2 | 🚗 2 | 📏 296m²

- Well-kept brick veneer townhouse offering practicality and comfort
- Master with walk-in robe and ensuite
- Ducted reverse cycle heating & cooling ensures year-round comfort
- Double garage for secure parking and low-maintenance yard
- Short walk to the Irymple Hub which includes a supermarket, chemist etc

PRICE
\$490,000 - \$539,000

INSPECTION
Sat 16 Aug 12:30 - 1:00pm

Marcus Coppola
0411 246 213



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 16 Aug 11:30am - 12pm

Marcus Coppola
0411 246 213



For Sale

86 Mulga Street, *Cardross*

🏠 3 | 🚗 1 | 🚗 2 | 📏 6185m²

- Huge allotment with privacy, peace and tranquility
- Freshly painted 3-bedroom, weatherboard home
- Large lounge, separate kitchen and bathroom with WC
- Carport, separate tilt-door garage, garden shed, rainwater tank
- Located between Irymple & Red Cliffs

PRICE

\$400,000

INSPECTION

By Appointment

Sandhu Baljinder

0430 181 375



For Sale

31 Dockside Drive, *Mildura*

📏 12,000m²

- A landmark development offering unrivalled river side and marina living
- 28-lot Residential Allotments with plans for luxury townhouses
- Mixed-use zoning with huge potential
- Landmark hotel and conference centre
- Exceptional lifestyle appeal

PRICE

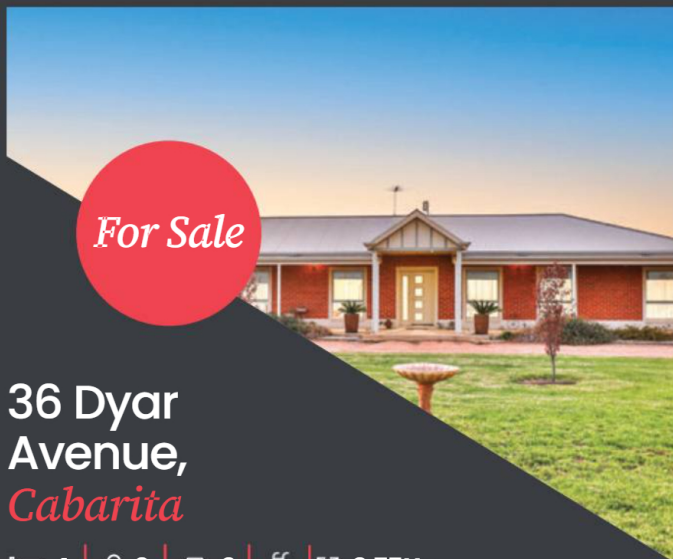
\$4,500,000 - \$4,750,000

INSPECTION

By Appointment

Tony Roccisano

0418 502 101



For Sale

36 Dyar Avenue, *Cabarita*

🏠 4 | 🚗 2 | 🚗 2 | 📏 3.75Ha

- Experience exceptional lifestyle
- 8 acres (approx.) planted to established dried fruit vines
- The home itself spans approx. 30 squares with multiple living zones
- Formal lounge & spacious open-plan kitchen, dining & family area
- Massive in ground pool and stunning outdoor entertainment area

PRICE

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

INSPECTION

By Appointment

Tony Roccisano

0418 502 101



*Auction
19th September*

543 McEdward Street, *Birdwoodton*

📏 4.9Ha

- Boasts top class soil for a variety of horticultural crops
- Improvements include a 12m x 18m concrete floored shed
- 10.6m x 5.8m coolroom & machinery shed
- MRCC approved planning permit for worker accommodation
- Located in popular Birdwoodton

AUCTION

Fri 19 Sept 2:00pm, onsite

INSPECTION

By Appointment

Tony Roccisano

0418 502 101



34 Corbett Avenue, *Buronga*

Exciting Development Opportunity

 **9.6Ha**

This prime site presents a rare and exceptional opportunity for investors and developers alike.

- Approved Development Application for 111 residential allotments
- Within walking distance to schools & shops
- Only 2.6km from the Mildura CBD

PRICE

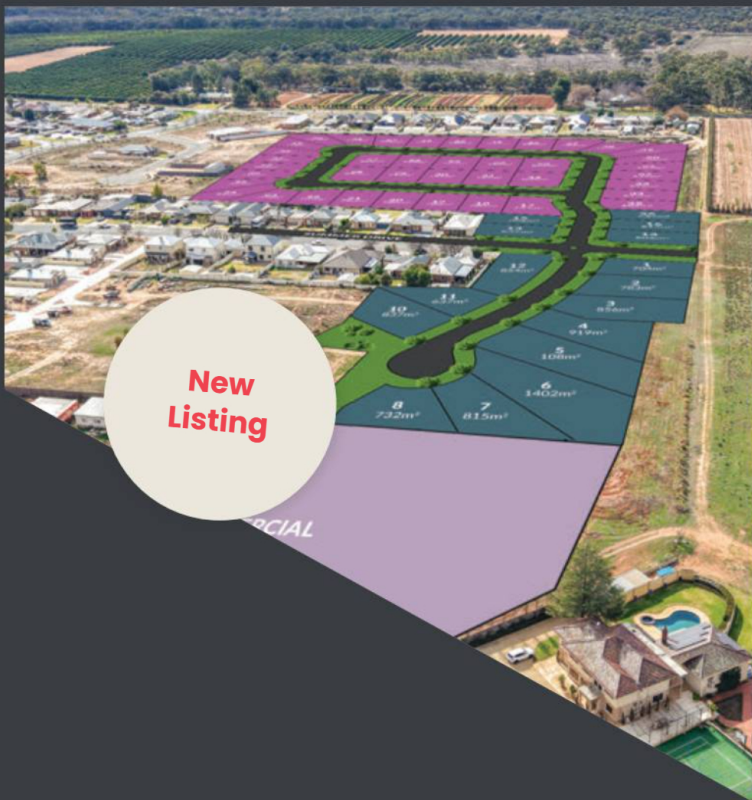
Price on Application

INSPECTION

By Appointment

Tony Roccisano

0418 502 101



Lot 27 Summer Drive, *Buronga*

Exciting Development Opportunity

 **9.6Ha**

A rare chance to secure this 16.65 acre (approx.) D/A approved 58-lot subdivision.

- Comprising 57 residential allotments ranging from 602m² to 1,402m²
- Along with an 8,501m² commercial allotment
- With over \$1 million invested to date already

PRICE

Price on Application

INSPECTION

By Appointment

Jason Lawler

0417 248 002



For Sale

Norman Road, *Merbein West*

19.07Ha

- Irrigated agricultural land comprising of excellent soil types
- 19.07Ha (47 acres) across 2 titles with 163 Meg AUL
- 5.51Ha ready for planting
- 13.56Ha tilled & ready for planting with overhead sprays
- Pump shed with electric pump & auto-switching system

PRICE
\$600,000 – \$660,000

INSPECTION
By Appointment

Tony Roccisano
0418 502 101



For Sale

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



Auction
19th September

672–688 Walnut Avenue, *Mildura* Residential Development Opportunity

40200m²

Seize this prime parcel, strategically positioned in the sought-after Mildura South growth corridor.

- Draft plans available for a 52-lot subdivision
- Situated between Deakin and Walnut Avenue
- The property is serviced by all essential utilities
- Mildura Airport just a quick 5-minute drive

AUCTION

Fri 19 Sept 2025, 12noon onsite

INSPECTION

By Appointment

Tony Roccisano
0418 502 101

Loretta Paiano
0418 596 789



Discover Rosetta Gardens!

An exclusive subdivision featuring 20 premium allotments with all services available

- ## PRICE

INSPECTION

Tony Roccisano

For Sale

Welcome to Oakmont Grove

The closest residential subdivision of the Fifteenth Street Shopping Precinct.

- ## PRICE

INSPECTION

Tony Roccisano

0418 502 101

FAMILY-FRIENDLY, *huge* MODERN HOME!



**Mildura
Property Advisers**
Put Your Property In Our Hands

31 Wirraway Drive Mildura

Agents: **Tim and Amanda Aldridge**
Phone: **0407 239 917**
Inspect: **Saturday from 10.30am**
Price: **\$560,000 - \$610,000**

If you're in need of lots of room, with multiple living zones, then this could be the home for you!

Featuring three separate living areas, plus large office.

The hub of the home is the spacious kitchen with gas cooking and loads of storage that overlooks the bright dining and living zone with a combustion heater and reverse cycle split system heating/cooling.

With four generous bedrooms all with robes, the master with ensuite and WIR, and ducted cooling and nat. gas heating throughout.

Set on 888sq.m. with two large outdoor entertaining areas, vehicle access to secure backyard with

great shed and low maintenance established gardens, and expected rental of \$600/wk.

Just a short drive to Mildura city centre - this home is ideal for families looking for a huge home with lots of living areas.

For further details contact **Tim or Amanda Aldridge** from **Mildura Property Advisers** on **0407 239 917**.



Mildura Property Advisers

Put Your Property In Our Hands



31 Wirraway Drive, Mildura

4 bdr 2 ba 2 car



FAMILY-FRIENDLY, HUGE, MODERN HOME!

If you're in need of lots of room, with multiple living zones, then this could be the home for you! Featuring 3 separate living areas, plus large office. The hub of the home is the spacious kitchen with gas cooking and loads of storage that overlooks the bright dining and living zone with a combustion heater & reverse cycle split system heating/cooling. With 4 generous bedrooms all with robes, the master with ensuite & WIR, and ducted cooling & nat. gas heating throughout. Set on 888m2 with 2 large outdoor entertaining areas, vehicle access to secure backyard with great shed & low maintenance established gardens, & expected rental of \$600/wk. Just a short drive to Mildura city centre - this home is ideal for families looking for a huge home with lots of living areas.

For Sale
\$560,000 - \$610,000

Open:
Viewings
Saturday from 10.30am



Tim and Amanda Aldridge
0407 239 917

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ONEAGENCY
MILDURA

**229 River Avenue
Merbein**

Agent: **Mark Thornton**
Phone: **0408 534 772**
Inspect: **Saturday 10am-10.30am**
Monday 5pm-5.30pm
Price: **\$649,000-\$713,900**

Character

CHARM ON A SPRAWLING
PIECE OF LAND



SET on an impressive 2,983sq.m., this stunning four bedroom, two bathroom character home blends timeless elegance with modern comfort.

Brimming with original charm, you'll love the beautiful doors, timber floors, and exquisite Wunderlich pressed metal ceilings that add warmth and sophistication throughout.

The updated kitchen, bathroom, and laundry provide contemporary convenience, while the wood fire heater and split systems keep the home comfortable all year round.

Step outside to a large outdoor entertaining area with a built-in BBQ, perfect for family gatherings, surrounded by lush lawns and established greenery.

A substantial brick shed offers excellent storage or workspace, making this property as practical as it is beautiful.

Located in a quiet area, this is a home that truly offers space, style, and serenity.

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





229 River Avenue, Merbein

4 | 2 | 2

Character Charm On A Sprawling Piece Of Land

For sale

Set on an impressive 2,983m², this stunning 4 bedroom, 2 bathroom character home blends timeless elegance with modern comfort. Brimming with original charm, you'll love the beautiful doors, timber floors, and exquisite Wunderlich pressed metal ceilings that add warmth and sophistication throughout. The updated kitchen, bathroom, and laundry provide contemporary convenience, while the wood fire heater and split systems keep the home comfortable all year round. Step outside to a large outdoor entertaining area with a built-in BBQ, perfect for family gatherings.

Price \$649,000 - \$713,900
Viewing Sat 16th Aug, 10:00am - 10:30am
 Mon 18th Aug, 5:00pm - 5:30pm
Contact Mark Thornton 0408 534 772



13 Rusticana Court, Mildura

4 | 2 | 2 | 1

Cul-De-Sac Comfort With Resort Vibes

For sale

Perfectly positioned in a quiet cul-de-sac, this home delivers the lifestyle you've been searching for and a holiday-at-home vibe you'll never want to leave - relaxed, stylish, and ready to enjoy from the moment you move in. Beyond the modern façade and resort-style gardens, a warm and inviting interior awaits. At the heart of the home, the freshly renovated open-plan kitchen, living, and dining area brings everyone together, blending style with comfort. Outside is where this home truly shines, with resort-style gardens setting the scene for relaxation and fun.

Price \$660,000 - \$726,000
Viewing Sat 16th Aug, 9:00am - 9:30am
 Mon 18th Aug, 5:00pm - 5:30pm
Contact Tom Dawe 0455 400 382



404 Morpung Avenue, Irymple

3 | 2 | 2

Half An Acre Of Established Gardens

For sale

Nestled on a generous half-acre block in a quiet spot of Morpung Avenue, between 15th and 16th Street, this well-presented 3-bedroom, 2-bathroom home offers potential galore. Inside, you'll find a renovated kitchen featuring a dishwasher and an abundance of storage.

Price \$795,000 - \$874,500

Viewing Phone to Inspect

Contact Mark Thornton 0408 534 772



25 Grandview Drive, Buronga

Growth, Convenience & Value

For sale

This titled and ready-to-build on 716m² block offers the perfect opportunity to create your dream home or secure a smart investment in a rapidly growing area. Ideally located just a short drive from the Mildura CBD.

Price \$170,000 - \$175,000

Viewing Phone for Information

Contact Mark Thornton 0408 534 772



3176 Kulkynne Way, Colignan

4 | 2 | 2

River Views & Privacy Galore

For sale

With stunning river views, this much-loved 1950s home is a peaceful retreat with room to relax, entertain, and enjoy nature. Step inside to discover a home full of character and comfort. With four bedrooms there's plenty of space for family living or hosting guests.

Price \$420,000 - \$462,000

Viewing Fri 15th Aug, 12:00pm - 12:30pm

Contact Tom Dawe 0455 400 382



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 Sat 16th Aug, 9:00am - 9:30am

Contact Mark Thornton 0408 534 772



Lot 1 Carramar Drive, Gol Gol

Superior Parcel Of Land

For sale

This spacious 1,195m² parcel of land presents the perfect canvas to build your dream home. Situated in a highly sought-after location near the Murray River and Gol Gol Hotel, the property is ready for construction with title already secured.

Price	Expressions of Interest
Viewing	Phone for Information
Contact	Mark Thornton 0408 534 772



Lot 10 Punt Road, Gol Gol

Superior Parcel Of Land

For sale

Situated in a highly sought-after location near the Murray River and Gol Gol Hotel, the property is ready for construction with title already secured. Essential services, including water, power, and internet, are conveniently available, allowing for an effortless building experience.

Price	Expressions of Interest
Viewing	Phone for Information
Contact	Mark Thornton 0408 534 772



128 Cowra Avenue Ext, Irymple

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	Sat 16th Aug, 10:45am - 11:15am
Contact	Mark Thornton 0408 534 772



29/30-40 Cureton Avenue, Mildura

Pay No Stamp Duty

For sale

This 2 bedroom, 1 bathroom unit at the Mildura River End Holiday Park offers a low-maintenance lifestyle for those wanting a place to call home at an affordable price. The unit comes with long-term lease on the site (not freehold), it combines security and peace of mind.

Price	\$199,000
Viewing	Phone to Inspect
Contact	Mark Thornton 0408 534 772



634 - 670 Ontario Avenue, Mildura

Pinnacle Estate - Stage 3 Now Available

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



98 Fitzroy Avenue, Red Cliffs

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	Phone to Inspect
Contact	Mark Thornton 0408 534 772



115 - 117 Wentworth Street, Wentworth

Space, Lifestyle & Business Potential

For sale

Perfectly positioned with stunning Murray River views this home is designed to accommodate large or extended families, this expansive home features 6 bedrooms, 5 bathrooms and multiple living zones, offering flexibility and endless potential.

Price	\$895,000 - \$984,500
Viewing	Sat 16th Aug, 9:00am - 9:30am
Contact	Mark Thornton 0408 534 772



25 Rose Street, Yelta

Space, Lifestyle & Family Living

For sale

Discover the perfect setting to raise your family, and embrace a peaceful, outdoor lifestyle on this stunning 1.14-hectare (approx. 2.8-acre) rural retreat. Designed with growing families in mind, this spacious home offers room to move, space to grow, and endless opportunities.

Price	\$725,000 - \$795,000
Viewing	Sat 16th Aug, 10:00am - 10:30am
Contact	Tom Dawe 0455 400 382

Red tape

SLASHED TO FAST-TRACK BUILDING NEW HOMES



APPROVALS for homes and second dwellings on smaller blocks are set to soar in an effort to reach a state's ambitious target of an extra 800,000 homes over the next decade.

Victorian Planning Minister Sonya Kilkenny has announced the 'Single Home Code', which she says will cut red tape and get homes built sooner.

The scheme aims to streamline the approval process for new homes on blocks of land smaller than 300 square meters.

This means that if a new house design meets specific standards, including requirements for set backs, tree canopy, solar access and street amenity, it can be approved without needing a full planning permit.

Neighbours will still be notified and can

provide feedback, but if the standards are met, there'll be no VCAT appeals or costly delays.

Ms Kilkenny said the initiative is designed to increase housing density and affordability by making it easier to build on smaller lots.

"This is another way we're making our planning system say 'yes' – yes to well-designed homes, yes to more homes, and yes to people making the most of the land they already have," Ms Kilkenny said.

"If your proposal meets the standards, you should be able to get on and build."

The Single Home Code, which takes effect on September 8, will apply across the state and follows similar changes in approvals of low rise apartments and townhouses announced by the state government in April.

A long-term housing blueprint, known as

Plan for Victoria, was laid out by Premier Jacinta Allan and Ms Kilkenny in February.

The statewide plan features 22 "concrete" actions, including carefully managing the outward sprawl of regional cities and towns to accommodate for more homes.

More than seven million people live in Victoria but the Australian Bureau of Statistics forecasts a rise to 11.5 million by 2055.

The government estimates another 2.24 million homes will be needed across Melbourne and the regions.

In August 2023, all states and territories agreed to the National Housing Accord, a country-wide target to build one million new, well-located homes over five years from mid-2024.

In January the Property Council said

Australia was already 15,000 homes behind target.

The State of the Housing System Report forecast that Victoria could be the only state that would come anywhere near meeting its goal, finding it could actually achieve 98 per cent of its National Housing Accord Target of 306,000 new homes by mid-2029.

It forecast Queensland would only get to 79 per cent and NSW 65 per cent of their implied targets.

In July, NSW launched a Housing Pattern Book in a bid to speed up planning approvals.

The Pattern Book, which consists of eight low-rise pre-approved designs and a 10-day approval pathway, is available for anyone to use for \$1 for a six-month period.

-- Melissa Meehan, AAP

Elders

CLEARING SALE – ONLINE – AUCTIONS PLUS 27TH & 28TH AUGUST 2025 CLOSING AT 3.00PM.

Ian Keen's Vintage & Classic Tractor Collection – 15 Steve Collett Drive NANGILOC VIC 3494

Includes Vintage and Classic Tractors, Mini Crawlers, Plant and Equipment and Tractor Parts & Tyres & Rims in various state of repair.

Including: Ransomes Sims & Jefferies, Ransomes TS65 Single Furrow Mounted Plough, Ransomes Cultivator, Ransomes Stick Rake, Grader Blade & Mounting Bracket, Ford Ferguson, McCormick-Deering 15-30, Farmall Super A, W9 Standard, Rabbit Baiter (International), Grey Ferguson D, Grey Ferguson TEA 433962, Farmall M No. FBK4028X3A, McCormick-Deering WK-40, McCormick-Deering W-30, Farmall F12 4-Speed, McCormick W6, Allis Chalmers, David Brown Tractor, Case R No. 4230547, McCormick-Deering O-14, BMB President STP, Massey Ferguson TED, Perkins 6-354 Pump & Motor, Consolidated Pneumatic Compressor, McCormick-Deering Hay Baler, Sunshine Baler, Bedford Truck, McCormick-Deering WD-6, McCormick-Deering Reaper Binder, McCormick-Deering W9 Pipelayer, Massey Harris Mower ML75, H.V.Mc.Kay's Sunshine Seeder, McCormick-Deering W30, Freightliner Baby Quin Trailer, Qualcast Mower Model PM, Orange Howard Tractor, 4W Trailer with International Harvester Wheels, David Brown 25, Potato Digger Port, Willy's Wheels (4 of), Howard Walk Behind Hoe, International Harvester AWD7, Grey Ferguson, Farmall 100 with Fertiliser Dropper, Winnower Harvester, Briggs and Stratton 240 Mister, Red Ferrari Tractor 86-RS, Green Ferrari Tractor 86-RS, International B414 Tractor, Ford 3000 Tractor No. B238400, Crompton Parkinson Electric Motors, John Deere 2250 Orchard Tractor, Ford 3000 (with Under Tree Flame Weeder), International Harvester 8-5 Header with Pea Front & Wheat Front, Fuel Tank, John Deere 2250 Orchard Tractor, CAT 22, Winchcombe Carson 3HP Type AW, Minneapolis Moline Tractor, Massey Ferguson Grey & Gold 4 Cylinder Diesel, International TD6 Bulldozer, Massey Ferguson 35 4 Cylinder Petrol, International Harvester Company Ute, Massey Ferguson 2 Furrow Mulboard Plough, International Harvester Company Truck AB 148 Series, Konig 500 Gallon Airblast Sprayer, Bedford Truck, Pallet / Storage Racking, Heston Stackhand 10, Massey Ferguson Vegetable Cultivator, Massey Ferguson 4 Furrow Mulboard, 4 Wheel Trailer with Gates, Stock Crate, 3 Row Scarifier, Moorhouse – Gyro Posthole Digger 18", Howard Under Tree Hoes, Burke Ag Machinery 3PL Grader Blade, Silvan 250 Gallon Tank on Trailer, Roller 15" and 12" Long, Grain Bin, Horse Drawn Cultivator, Concrete Roller, Grey Fergie Mudguards, International Farmall A Steering Box & Wheel, Radiator – 1956 Ford Customline, Radiator – Chrysler 906, Radiator – Holden Torana LL, Radiator – International B-275 Tractor, Radiator – McCormick-Deering AW6 Tractor, 4.00-19 Grey Ferguson Tyres with rims, Farmall Tyres with rims, P225/65-R14 96H, 6.50-16 LT (3 of), 205R16C with rim, AT22x7-11 Tubeless, and more...

*Denotes was running when parked. All items are being sold as is where is and described by the vendor.

Viewing Days: Wednesday 20th August & Wednesday 27th August from 11:00am to 1:00pm.

No GST, 10% buyer's premium applies.

Contact Marty Deacon, Elders Real Estate Mildura, 0429 953 365.

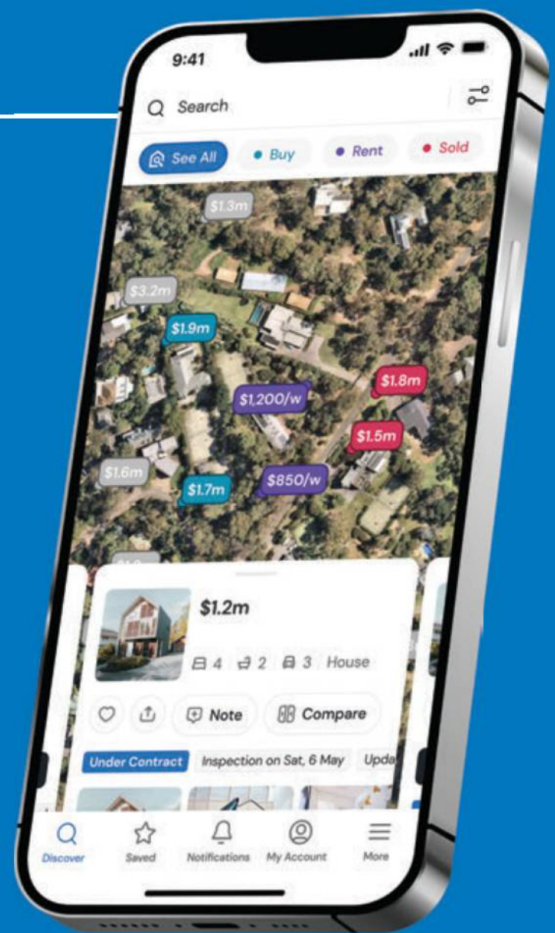
Full Details available on: <https://mildura.eldersrealestate.com.au/clearing-sale> or Auctions Plus Catalogue.

<http://www.mildura.eldersrealestate.com.au>

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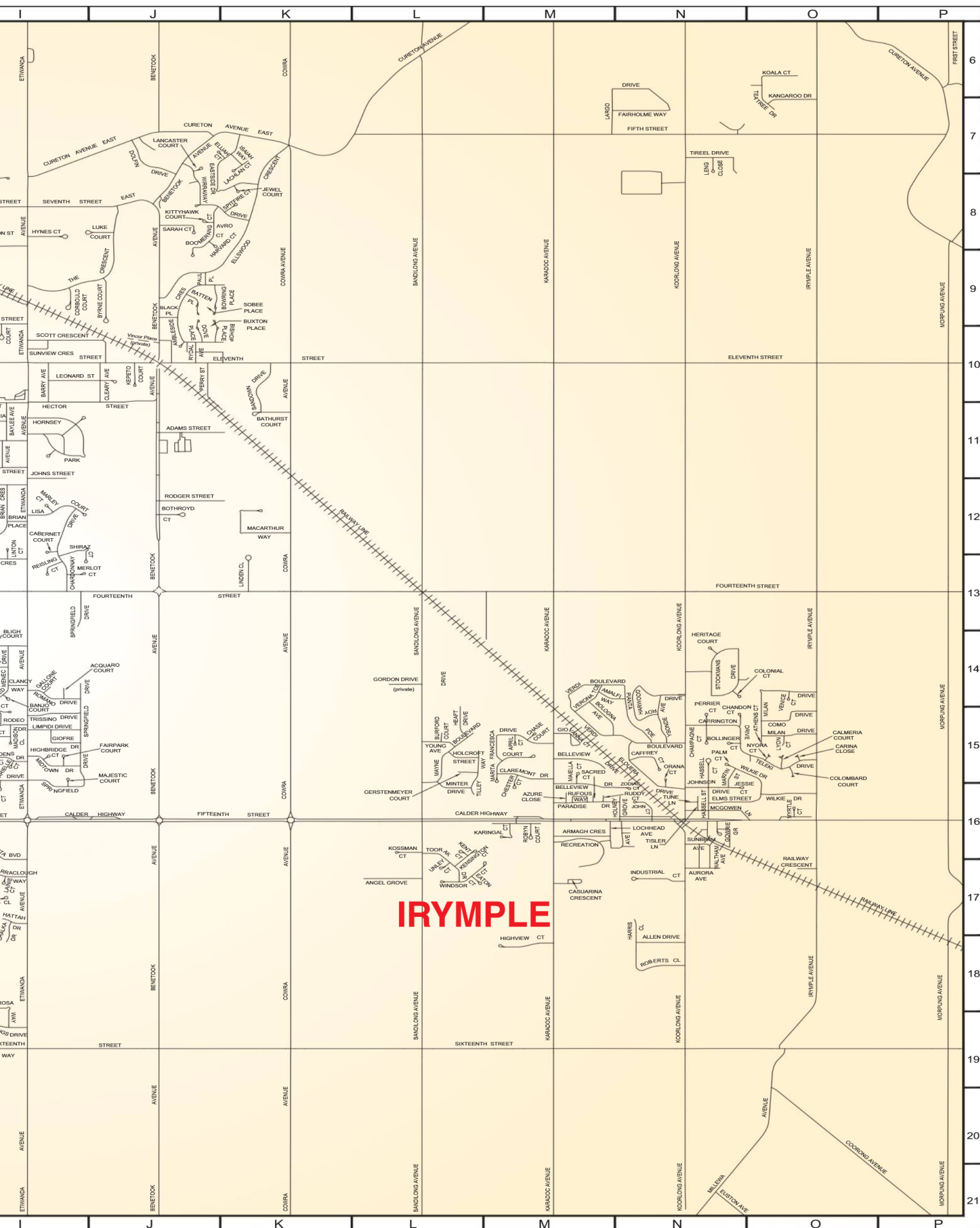
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MILDURA TOWNSHIP

The map displays a comprehensive street network in Mildura, Victoria. Key features include:

- Geographical Features:** Lake Ranturfy and Lake Hawthorn are shown in blue on the western side of the township.
- Major Roads:** The Murrumbidgee Highway (A1) runs north-south through the center. The Highway 100 runs east-west along the southern boundary.
- Street Grid:** Streets are labeled with names such as Eighth, Tenth, Twelfth, Fourteenth, Sixteenth, and Eighteenth streets running east-west, and various avenues and drives running north-south.
- Coordinate System:** The map is overlaid with a grid labeled B through H horizontally and 6 through 21 vertically.
- Local Landmarks:** The 'THE GRANGE' is marked in the southeast, and the 'Airport 5.7km' is indicated in the south-east corner.



IRYMPLE

*Join us in our
Award Winning Village*

BRAND NEW RETIREMENT HOMES

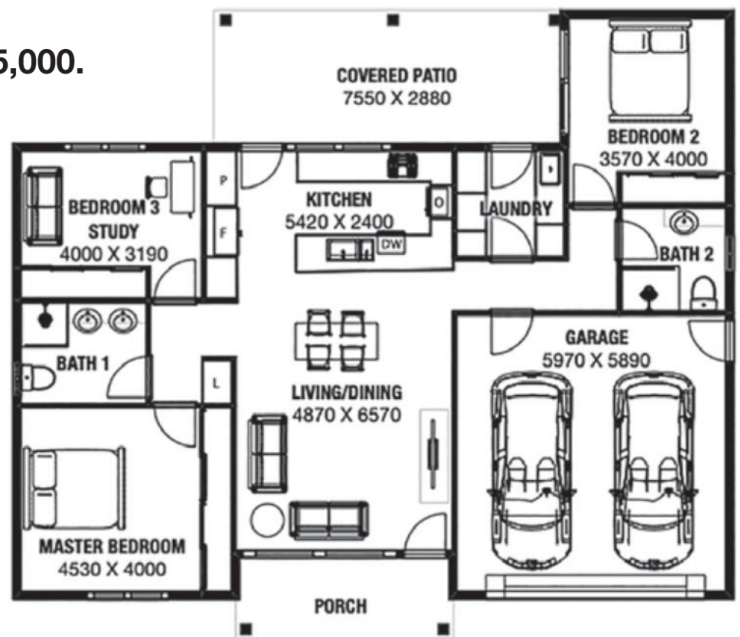
AVAILABLE NOW!



Mildura Gardens has a few retirement homes available immediately

**Brand new and as new homes,
2 & 3 bedrooms from \$305,000 to \$495,000.**

- Join us in our award winning village.
- Mildura's best community centre.
- All homes have been architecturally designed.
- Quality fixtures and fittings and appliances.
- Most homes with ensuites and bathrooms.
- Generous backyards.
- Extensive parklands.
- Pet friendly. Established dog community.
- Organised social and healthcare/fitness activities.
- Secure gated community with after hours Security patrols.
- Select your own colour scheme and finishes in our new stage.



**To arrange an inspection, phone
Tracey Taylor 'Manager' 1300 135 602.**

**Open Monday to Friday from 10am to 4pm.
Weekends by Appointment.**



333 Eighth Street Mildura
www.milduragardens.com.au