

Friday, August 22, 2025
Saturday, August 23, 2025



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Real Estate Guide

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liftout

204 Eighth Street, Mildura See Inside

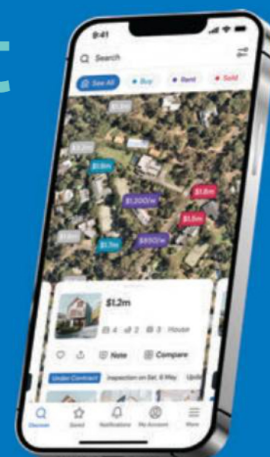
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SD112872

DUAL OCCUPANCY

opportunity!



first national
REAL ESTATE | Collie & Tierney

**204 Eighth Street
Mildura**

Agent: **Patrick Gray**
Phone: **0484 724 450**
Inspect: **Monday 5.15pm-5.45pm**
Price: **\$599,000-\$658,900**

SET on a whopping 914sq.m. (approx.) and offering the potential for subdivision (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 and bathroom.

Situated on two titles the possibility for development is not to be ignored.

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





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IRYMPLE

3 2 2



A VERDI NICE HOME

- Built in 2022 in the sought-after Verdi Estate
- Master with walk in robe and ensuite
- Two other good sized bedrooms with BIR'S
- Open plan living with spacious kitchen
- Ducted reverse cycle heating and cooling for year round comfort
- 6x6m shed with genuine side access
- All just minutes from the Irymple Hub

FOR SALE Photo ID required

\$599,000 - \$658,000

Saturday 10:00 - 10:30
52 Verdi Boulevard

Patrick Gray
0484 724 450



MILDURA

4 1



DUAL OCCUPANCY OPPORTUNITY!

- Set on a whopping 914sm² (Approx) is this 1940's Character home
- Offering potential for subdivision (STCA)
- Located on the edge of the CBD with the bonus of side access
- Massive tradesman shed with roller door
- All situated on two titles, the possibilities are endless

FOR SALE Photo ID required

\$599,000 - \$658,000

Monday 5:15 - 5:45
204 Eighth Street

Patrick Gray
0484 724 450



IRYMPLE

4 1 2

NEW LISTING



VALUE, SIZE & LOCATION

- Situated between Irymple & Red Cliffs
- This solid brick 4 BR home offers great value with a large lounge room, open plan meals & Kitchen
- Set on 1.49 Hecters of paddocks with O.H.S
- Large covered entertaining area that runs the full length of house
- Large tradesman shed & a double carport

FOR SALE Photo ID required

\$480,000 - \$528,000

Saturday 11:30 - 12:00
18 Twenty Second Street

Robert Stephens
0458 658 566
Shaun Stephens
0434 434 499



MILDURA

2 1 2



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

Phone For Inspection

13 Jandra Court
Robert Stephens
0458 658 566
Shaun Stephens
0434 434 499



67 Lime Avenue
Mildura

www.ctfnre.com.au

5021 2200

SD1128404



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 center

FOR SALE Photo ID required
\$339,500 - \$373,450
Saturday 12:00 - 12:30
 1A Kiewa Avenue
 Robert Stephens
 0458 658 566
 Shaun Stephens
 0434 434 499



MILDURA

3 1 1

NEW LISTING



AN AFFORDABLE INVESTMENT

- Centrally located and a great fit to any investment portfolio
- Offering a functional floor plan with three bedrooms and one bathroom
- Comfort is sorted with a evap and gas heating
- In need of some TLC, priced accordingly
- Previously tenanted at \$360 per week

FOR SALE Photo ID required
\$330,000 - \$363,000
Phone For Inspection
 11 Barry Avenue
 Patrick Gray
 0484 724 450



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



MILDURA

3 1 1



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 12:00 - 12:30
 2 Leonard Street

Sam Kerridge
 0400 047 243



67 Lime Avenue
 Mildura

www.ctfnre.com.au

5021 2200

Cutting

'NIGHTMARISH' RED TAPE MAY AWAKEN PRODUCTIVITY



BORDER-CROSSING tradies and other small business owners are being hammered by regulatory burdens, but a sweeping plan to slash red tape could save them more than \$1 billion a year.

Canberra-based deck builder Xavier Duffy is forced to navigate a confusing labyrinth of approvals every time he takes on a new project.

His business, ACT Decks, operates in three NSW council areas, as well as the ACT, meaning minor differences in rules across jurisdictions can cause his workload to balloon.

"We're just spending so much time on compliance and submitting this form and that form, it's a bit of a nightmarish situation," he told AAP.

"Governments are trying to regulate their way out of poor construction and I don't think that's going to solve the issue.

"You're making everything slower and more difficult."

For example, a retaining wall in the ACT is exempt from approvals if it is under a metre,

but in NSW approval is needed if they are above 600 millimetres, Mr Duffy says.

Unlike NSW, where he can upload all his plans to one portal, the ACT requires his business to send plans to every entity involved, which can stretch the timelines of his projects.

These issues are widespread across the construction industry and threaten to derail home building as Australia buckles under a housing crisis.

"My business is suffering all the symptoms that homebuilders would be facing," he said.

"If I'm waiting a couple of months to get a deck and pergola through, then people wanting to build a house or do an extension are waiting many more months than that.

"We need to make changes very quickly because with rates starting to come down and confidence building back in the construction industry, we are going to run into a very tough time if everyone starts coming out of the woodwork wanting to build."

The Business Council of Australia has

pointed to this kind of red tape as a handbrake that impacts many sectors across the country.

Cafe owners in Victoria are forced to apply for 36 separate licences and approvals before they can pour their first coffees, the council's report found.

Tradies on the Gold Coast must pay hundreds of dollars for permits just to fix a tap on the other side of the NSW border because of "unnecessary and inefficient regulation".

The council is urging the federal government to address regulation, estimating a one per cent reduction in compliance burdens would save consumers \$1 billion per year through lower costs and reduced delays.

"We have become too complex a country in which to do business and that's a massive handbrake on our ability to lift productivity and living standards," chief executive Bran Black said.

"We need to be working smarter, not harder."

The council's report made recommendations aimed at improving regulations and making it

easier to invest, employ people and do business.

It urged Australia to harmonise anti-discrimination legislation, workers' compensation and long-service leave entitlements across the states and territories.

Streamlining occupational licences for workers who need specific accreditations to do their jobs will offer more mobility and allow workforces to more easily migrate to areas of need.

The Business Council also backs calls to reform Australia's main environment laws to streamline assessment and approvals while also strengthening environmental protections.

Its recommendations could be considered when Treasurer Jim Chalmers convenes his economic roundtable on Tuesday.

During the event, a range of experts are expected to discuss ways to lift living standards by boosting productivity, building resilience and strengthening the budget.

— Kat Wong, AAP

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bwanational.com.au



David Williams
Project Manager & Planning Coordinator

SD1127833



SALE

16 Sunrise Drive,
Mildura

This immaculate and incredibly well-designed family entertainer is set on a prime corner allotment in one of Mildura's most sought-after pockets. Built around 2010, this beautifully presented residence immediately stands out thanks to its striking presence, complete with surrounding pebble crete finishes and landscaped appeal. From the street to the shed, this home has been crafted for those who value quality, space, and seamless indoor-outdoor living. Inside, you'll find four well-sized bedrooms, three with built-in robes and the master featuring a walk-in robe and private ensuite. Ceiling fans are installed in all bedrooms, ensuring comfort year-round. The layout offers versatility, with two separate living zones – one ideally positioned as a formal lounge, and the other adaptable as a large study or even a fifth bedroom if needed.

■ *We bring the whole team*

Ray White Mildura 03 5021 9500



4 2 2 1 1

At the heart of the home sits a smartly designed central kitchen overlooking the meals and open living space. It includes a walk-in pantry and thoughtful finishes throughout, all designed to flow effortlessly into the show-stopping outdoor area.

Step outside and you'll be greeted by one of the most impressive alfresco spaces in the local market. Fully decked and complete with an outdoor kitchenette, built-in barbecue, hot plate, bar fridge, evaporative cooler, and pull-down blinds, this space was made for entertaining in every season.

Sale
\$749,000 - \$823,000

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

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

raywhitemildura.com.au

SD1128454



SALE

84 Matthew Flinders Drive, Mildura

As new and cleverly designed with the family in mind, offering endless appeal comes for sale this quality 3 bedroom home which presents so much. Well located next to all that the Fifteenth Street precinct has to offer - the large list of incredible features include spacious living area including the separate lounge, BIRs, wonderful ensuite and WIR, kitchen with as new appliances, amazing splashback and stone benchtops, dishwasher, open plan dining/ living and more.

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

Sale
\$580,000 - \$630,000

View
Sat 12:45 - 1:15pm
Mon 4:45 - 5:15pm

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

3 2 2

raywhitemildura.com.au

SD1128455



SALE

14 Leichhardt Drive, Mildura

Set in a quiet location, this well-loved 3 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 2 bedrooms all offering BIR's. Other features include kitchen with dishwasher, great internal living area, separate lounge room, reverse cycle heating/ cooling, ceiling fans and ample storage throughout. Externally you find the covered decked alfresco area, double car accommodation, approx. 5 x 7 shed complete with concrete floor/ power, enclosed gym area.

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

Sale
\$580,000 - \$630,000

View
Sat 12:00 - 12:30pm
Tue 4:45 - 5:15pm

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

3 2 2

raywhitemildura.com.au

SD1128456



MORE THAN PROPERTY. IT'S ABOUT PEOPLE.

At Team Portaro, we don't just sell homes, we help people move into the next chapter of their lives. From first homes to forever homes, investments to lifestyle properties, our team is passionate about guiding you through every step with care, communication, and results that speak for themselves.

Because the right move begins with the right team.

Ray White Mildura
03 5021 9500
mildura.vic@raywhite.com
raywhitemildura.com.au



SALE

653-657 Benetook Avenue, Mildura

Unlock the potential of this outstanding industrial landholding. Offering approx. 14.34 acres of Industrial 3 Zoned land in a strategic growth corridor of Mildura, it is perfectly positioned with high-exposure to this major road. The property delivers both accessibility and visibility for a wide range of business or investors chasing developments. Key Features of this Industrial 3 Zoned Land is that it would be suitable for manufacturing, warehousing, logistics and more (STCA).

Sale
\$4,800,000 - \$5,280,000

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

 **We bring the whole team**

Ray White Mildura 03 5021 9500

raywhitemildura.com.au

SD1128457



SALE

3/182 Walnut Avenue, Mildura

Currently leased at \$390 per week, this private unit is located at the rear of the complex. Featuring an in-active Owners Corporation (meaning no body corp fees). The solid brick two bedroom unit offers open plan living with split system heating/cooling, evaporative cooling. The kitchen with dishwasher & electric oven, 2 large bedrooms (both with BIR's & fans) and single garage with automatic roller door plus gas solar boosted hot water service. The rear yard provides a shaded entertaining area and is low maintenance, with fernery.

We bring the whole team

Ray White Mildura 03 5021 9500

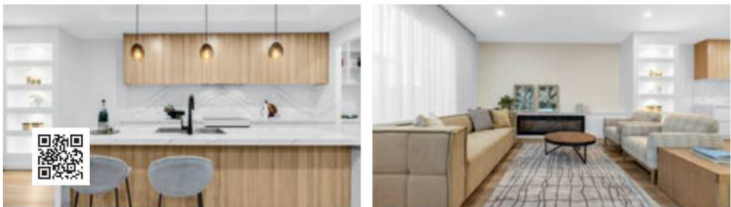
2 1 1

Sale
\$290,000 - \$319,000

View
Sat 11:00 - 11:30am

Brett Driscoll
0408 503 663
brett.driscoll@raywhite.com

raywhitemildura.com.au



SALE

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.

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

View
Sat 11:00 - 11:30am

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

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

raywhitemildura.com.au

6 6 2 1

AUCTION TODAY

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.

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Ray White Mildura 03 5021 9500

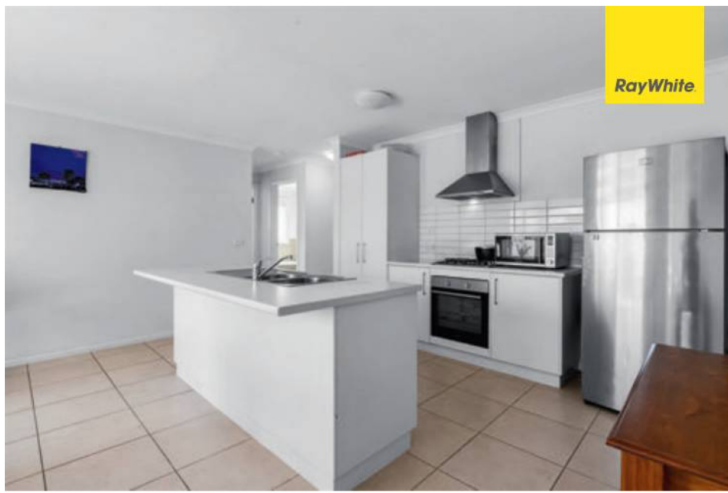
Auction
Fri 22nd Aug 12pm

View
Fri 11:30 - 12:00pm

Rico D'Amico
0418 516 773
rico.damico@raywhite.com

raywhitemildura.com.au

4 2



RayWhite



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

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Ray White Mildura 03 5021 9500

Sale
\$499,000 - \$548,900

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

4 2 2 2

raywhitemildura.com.au

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.

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Ray White Mildura 03 5021 9500

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

View
Sat 10:00 - 10:30am

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

4 2 2 2 1

raywhitemildura.com.au



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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.

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Ray White Mildura

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

View
Sat 11:00 - 11:30am

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

4 2 2 2

raywhitemildura.com.au



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

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Ray White Mildura 03 5021 9500

Sale
\$249,000 - \$273,900

View
Sat 10:00 - 10:30am

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

2 1 1 1

raywhitemildura.com.au



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SALE

50 Commercial Street, Merbein

A fantastic opportunity for investors or those ready to roll up their sleeves and add value. Currently leased at \$390 per week, this property is generating strong rental returns and offers great potential for future capital growth.

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Ray White Mildura

Sale
\$274,000 - \$301,000

View
Sat 9:30 - 10:00am

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

Christian Sapuppo
0428545385

4 1 2 2

raywhitemildura.com.au

Connect 2025

RayWhite

Last week we wrapped up an incredible two days at Connect, where more than 3,000 members joined together on the Gold Coast to connect, learn and celebrate. Over both days we saw an inspiring introduction from Brian White and Professor Boris Groysberg, Dan White led attendees through the next chapter for the group, the much-anticipated keynote speakers took to the stage, and attendees enjoyed 16 specialist breakout sessions.



Proudly Ray White
Mildura

152A Ninth Street, Mildura
03 5021 9500

mildura.vic@raywhite.com
raywhitemildura.com.au

Comfort,

CONVENIENCE,
AND LOCATION
ALL IN ONE

Ray White

**60 Indi Avenue
Red Cliffs**

Agent: **Peter Zara**
Phone: **0499 780 688**
Inspect: **Saturday 10am-10.30am**
Price: **\$399,000 - \$438,900**

PRESENTING a sterling opportunity at 60 Indi Avenue in the heart of Red Cliffs, Vic, 3500.

This charming three-bedroom townhouse epitomises comfort and convenience, making it an ideal investment or perfect for first-time buyers and those looking to downsize without compromise.

Nestled on a generous 432sq.m. plot, this home affords ample space without the upkeep of a larger estate.

The residence boasts a single well-appointed bathroom and a secure two-car parking facility with the added benefit of rear lane access.

Each of the three bedrooms is designed with relaxation in mind,

complemented by a ducted reverse cycle system to ensure a comfortable climate year-round.

The property's proximity to Red Cliffs' bustling shops and reputable schools adds to the allure, ensuring everything you need is but a stone's throw away.

Whether you're seeking a savvy investment or a cosy nook to call your own, this townhouse ticks all the boxes.

With its blend of practicality, location, and comfort, 60 Indi Avenue invites you to experience the best of Red Cliffs living.

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



FURTHER RATE CUTS *at risk* AS RENT PUSHES UP INFLATION



RISING construction costs and rental increases may prove to be stumbling blocks for further rate cuts from the Reserve Bank.

The latest data from Cotality shows there are concerns for housing inflation and its knock-on effects off the back of rental re-acceleration picking up in state capitals for the first time in two years.

The capital city rental value index has increased by three per cent to July 2025, up from 2.7 per cent a month before, according to Cotality's August monthly housing chart pack.

That has marked the end of 16-straight months of moderating or stable rental growth.

It was a trend worth keeping an eye on, Cotality economist Kaytlin Ezzy said.

"The re-acceleration that we've seen in rent value growth and construction costs more recently are an indication that maybe the housing component of inflation has sort of hit its floor in terms of the pace of growth," she told AAP.

And that we would see that component of the CPI basket shift higher moving forward.

"If it does continue to trend higher, it could put future rate cuts at jeopardy."

The consumer price index (CPI) basket is goods and services used to

track changes in cost of living.

The housing component made up more than one-fifth of the basket and rents accounted for 6.6 per cent, Ms Ezzy said.

Another concern for housing inflation is an uptick in construction costs shifting to 2.9 per cent to June 2025, from 2.6 per cent in the 12 months to June 2024.

Labour was a major factor in driving increased construction costs, Ms Ezzy said.

"We recently put out our CCCI Index report, which covers off the increase in construction costs over the June quarter ... it does suggest that we are seeing a little bit more pressure in construction costs, particularly residential projects competing for that labour with infrastructure projects," she said.

Sydney and Brisbane have led the re-acceleration in capital city rental growth with their unit markets driving the uptick.

Annual changes in dwelling rents in the NSW capital have gone from a recent low of 1.8 per cent to 2.4 per cent in the 12 months to July.

Brisbane's annual rental trend has risen by 1.4 percentage points following lows in February of 3.2 per cent to 4.6 per cent.

Melbourne's healthy flow of new housing stock to the market had kept the trend in rent growth a little bit lower in recent years, Ms Ezzy said.

— Fraser Barton, 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.

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*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>

BEAUTIFULLY PRESENTED TOWNHOUSE IN

tranquil

ALESSI RISE



 **Professionals**

**1a Alessi Rise
Mildura**

Agent: **Jason Lawler**
Phone: **0417 248 002**
Inspect: **Saturday 11am-11.30am**
Price: **\$415,000-\$445,000**

NESTLED in the quiet Alessi Rise cul-de-sac on a low maintenance 300sq.m. allotment, this spacious two bedroom townhouse offers the perfect blend of comfort, convenience, and style.

Freshly painted in modern neutral tones, it is surrounded by quality homes and lush gardens, while being just moments from the Fifteenth Street shopping precinct with three major supermarkets, Mildura Central Plaza, the renowned Gateway Hotel complex, garden centres, and more.

Generous in design, the home features:

- Two large bedrooms, both with built-in robes
- Family bathroom with separate WC
- Spacious lounge room
- Open-plan kitchen, dining, and living area with large pantry
- Laundry with ample storage

- Paved undercover alfresco entertaining area with roller blinds
- Rental appraisal of \$450 to \$460 per week

Additional highlights include a double carport with auto roller door, ducted evaporative cooling, split systems, gas wall furnace, and day/night blinds to all windows.

Pretty as a picture and ready to move straight in – call today to arrange your inspection!

**For further details contact
Jason Lawler on 0417 248 002 from
Professionals Real Estate Mildura.**





New Listing

The Office Wine Bar & Lounge *Business*

Established and Highly Reputable Venue

475m²

A rare opportunity to secure a thriving hospitality business in a high-exposure CBD location.

- Impressive weekly turnover and significant room for growth
- Full commercial kitchen with walk-in cool room
- Popular choice for corporate functions, celebrations and night-life

PRICE

\$600,000 plus SAV

INSPECTION

By Appointment

Tony Roccisano

0418 502 101



New Listing

1a Alessi Rise, *Mildura*

2 | 1 | 2 | 300m²

- Quiet Alessi Rise cul-de-sac, low maintenance 300m² allotment
- 2 spacious bedrooms with BIRs
- Open-plan kitchen/dining/living, plus separate lounge
- Family bathroom, good storage throughout
- Double carport, alfresco entertaining

PRICE

\$415,000 - \$445,000

INSPECTION

Sat 23 Aug 11:00 - 11:30am

Jason Lawler

0417 248 002



New Listing

11/471 San Mateo Avenue, *Mildura*

2 | 1 | 1 | 174m²

- Located in a well-maintained complex
- Both bedrooms include BIRs
- Small easy-care yard with a garden shed and single carport
- Within walking distance to Coles, The Gateway and Mildura Central
- Currently tenanted, making it a great option for investors

PRICE

\$255,000 - \$280,000

INSPECTION

Sat 23 Aug 11:00 - 11:30am

Marcus Coppola

0411 246 213



New Listing

8 Andamifi Court, *Mildura*

4 | 2 | 2 | 914m²

- Three living areas plus a separate study
- Master bedroom with a WIR & ensuite
- Two covered outdoor spaces for entertaining
- Inground pool, low-maintenance yard & shed
- Easy access to local parks, sporting facilities and schools

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

INSPECTION
Sat 23 Aug 9:30 - 10:00am

Marcus Coppola
0411 246 213



New Listing

Goldfields Graphics and Mildura Rubber Stamps & Engraving Services *Business*

- Highly profitable home-based business, ideal for a self-starter or family-run operation
- Offering a wide range of products
- Long standing relationships with Australia Post, legal & medical firms
- Includes stock and equipment at approx. \$100,000 in value

PRICE
\$150,000

INSPECTION
By Appointment

Jason Lawler
0417 248 002



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

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 23 Aug 11:45 - 12:15pm

Marcus Coppola
0411 246 213



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 23 Aug 12:30 - 1:00pm

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 Mildura Central shopping precinct

AUCTION
Fri 12th Sept, 12noon Onsite

INSPECTION
By Appointment

Loretta Paiano
0418 596 789



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

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 23 Aug 10:15 - 10:45am

Marcus Coppola
0411 246 213

Open Friday
12:45 - 1:15pm

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
Fri 22 Aug 12:45 - 1:15pm

Marcus Coppola
0411 246 213

Open Friday
12:00 - 12:30pm

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
Fri 22 Aug 12:00 - 12:30pm

Marcus Coppola
0411 246 213

For Sale

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

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

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



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



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



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



"Cowra Station" 179 Cowra Station Road, *Wargan*

2614 Hectares with Water Frontage

 **39** |  **10** |  **10+** |  **2614Ha**

A unique opportunity to acquire an expansive 2416ha holding with kilometres of river frontage.

- Two residences plus 30-guest accommodation
- Shearing shed, stockyards, large hay shed
- Approx. 200ac of red loamy soil with irrigation
- Over 19 water outlets, two water licences

PRICE

Price on Application

INSPECTION

By Appointment

Loretta Paiano

0418 596 789



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



65-67 Hendy Road, Buronga *Grandview Rise* Titles Available Now!

📏 **716m² - 1314m²**

Grandview Rise, comprising 86 residential titled allotments. Secure your allotment today!

- Allotments ranging from 716m² to 1314m²
- Situated between Buronga and Midway Estate
- Close to schools, shops, pharmacy and more
- 4kms from Mildura, walking distance to the river

PRICE

Starting from \$167,000

INSPECTION

By Appointment

Tony Roccisano
0418 502 101

Interactive



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every
Thursday



SunraysiaDaily



SINGLE HOME CODE ANOTHER *small step* IN RIGHT DIRECTION



“THE Victorian government’s Single Home Code is another small, but important step, towards improving the Victorian planning system,” stated HIA Executive Director, Keith Ryan.

Recently the Victorian government announced the Single Home Code which is intended to streamline approvals for single homes and small second dwellings on lots under 300 square metres.

“Importantly, the Single Home Code removes the need for owners of smaller lots to face unnecessary delays caused by third party

reviews to VCAT.

“The Single Home Code follows the Townhouse and Low-Rise Code introduced earlier this year.

“The government also reminded us yesterday that a Medium-Rise Code is also coming soon.

“Together these reforms help to gently increase housing density without excessive impacts on communities and local amenity.

“One disappointment however in the announcement was the lack of an update about the government’s progress on the two homes

on one block reforms.

This was announced by the Premier back in October 2024.

Reforms to make it easier to subdivide a block into two lots or build a second home on one block will make a significant improvement.

“The Victorian home building industry will build homes that consumers want.

“Planning reforms that allow for developers and builders to build the new homes where people want to live will increase housing supply.

“And with tax and charges making many higher density housing projects not economically feasible the lower density housing segment will have to continue to do most of the building of new homes.

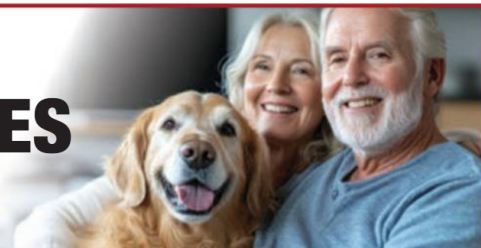
“Planning reform continues to be a slow journey but at least we are heading in the right direction.

“The Victorian government needs to continue this work ensure the planning system allows for the homes that Victorians want to live in to be built,” concluded Mr Ryan.

— H.I.A.

Join us in our Award Winning Village

BRAND NEW RETIREMENT HOMES AVAILABLE NOW!



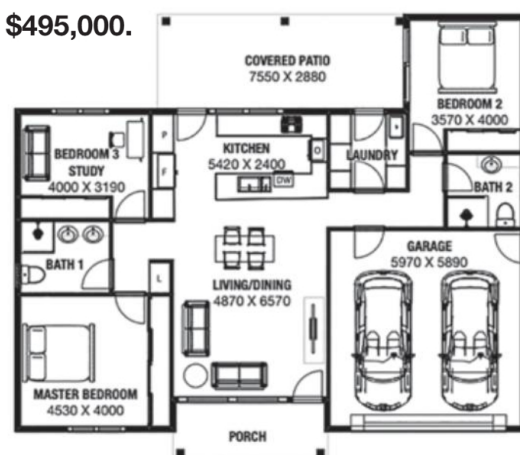
Mildura Gardens has a few retirement homes available immediately

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

A STUNNING FAMILY *entertainer!*



TUCKED away in this peaceful court, just a short stroll to the river and our beautiful riverfront, is this spacious five-bedroom home.

With quality fixtures throughout, including new reverse cycle ducted heating and cooling, this stylish and modern home boasts stunning high timber ceilings and modern kitchen featuring stone benches and walk-in pantry, light filled and surrounded by windows overlooking the beautiful outdoors!

With five generous bedrooms, master with ensuite and WIR, all with BIRs, and a beautiful bathroom with spa and new HWS.

Complete with separate living zones, ample storage, excellent insulation, and plenty of WOW factors!



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

5 Jane Eliza Court Mildura

Agents: **Tim and Amanda Aldridge**
Phone: **0407 239 917**
Inspect: **Saturday from 11.15am**
Price: **\$745,000-\$795,000**

Outdoors you will find a sparkling inground pool (with shade cover), shed with toilet, huge paved outdoor BBQ area and grassed play area complete with rear access!

**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 beds 2 b 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

Thinking of Selling?

Personal service,
experience with
exceptional
proven results!

We have your buyer!

Call Tim & Amanda today for a current market update & options for selling to get the very best results!



14 Johns Street, Mildura

1.62Ha



OUTSTANDING RESIDENTIAL REDEVELOPMENT SITE

With 4 acres (1.62Ha) of General Residential (zoned GRZ1) Land at the end of quiet street, with all services available, and nestled alongside Latrobe University Mildura Campus, SunitAFE, & TAFE Kids Care Centre, and within easy walking distance to St Pauls Primary School and Mildura Recreation Reserve is this rare opportunity. Full fenced, wide parcel of residential land is an ideal site for in demand affordable housing offering public transport nearby, this a great opportunity for an affordable residential redevelopment project (either private or public) along with many other potential uses. With plans drawn up to create over 30 new residential blocks, and plenty of other development options - don't miss this truly rare opportunity!

For Sale
\$1,000,000 - \$1,100,000

Open:
Phone to inspect



Tim Aldridge
0407 239 917

Land, Land, Land - Start Building Today

577 Riverside Avenue, Mildura
2013m² - \$325,000 - \$355,000

Fully fenced and ready to build on immediately, set on an impressive 2013m² in size with a 30.5m frontage and 66m depth, this block of land is exceptionally positioned for an exciting and convenient lifestyle in one of Mildura's newest exclusive estates, Providence West. Surrounded by quality homes in a location enjoying convenient access to the CBD, schools and shopping facilities this generously proportioned fully serviced allotment is ready for you to build your new dream home. Contact your preferred builder today and get your plans going..

Lot 39 Yorke Drive, Gol Gol
3346m² - \$245,000 - \$265,000

Large residential block of land, fully titled and ready to build on, located in Gol Gol's prestigious "3 Sisters Estate" is this new home site! Set on large and sought after 3346m² (over 3/4 acre) with stunning & expansive outlook, surrounded by some of the best homes the region has to offer, you can build with absolute confidence, fantastic width suitable to whatever floor plan you wish for and offering dual frontage to Yorke & Karl Drive. Only a short stroll to the Murray River where the daily walk is simply stunning, the Gol Gol Hotel, primary schools and the post office.

32 Seventh St, Mildura
847m² - \$250,000 - \$275,000

Located on a spacious 847m² is this centrally located parcel of land. Fenced to two sides, with rear lane access, 20m frontage and no building covenants, this rare find offers the astute developer the opportunity for an easy two lot, three lot, or four lot subdivision (STCA) and profit. With all services available and just a short stroll to the Mildura marina, riverfront, and Mildura's CBD and City Heart Shopping & Dining precinct.



Tim and Amanda Aldridge
0407 239 917



PINNACLE
ESTATE

STAGE 3



634 - 670 Ontario Avenue, Mildura

Pinnacle Estate - Stage 3

For sale

Pinnacle Estate, positioned in Mildura's Growth Corridor and adjacent to Sunraysia's newest and most exciting new Supermarket & Shopping Development, has now released the long awaited Stage 3.

Superbly elevated and soon to be a bustling Mildura south central area, grab this opportunity to secure premium land in a premier location. A range of allotments to suit your lifestyle are available. Prices starting from \$173,000 and sizes ranging from 500m² to 805m².

Enquire for a price list today!

Price	From \$173,000
Viewing	Phone for Information
Contact	Mark Thornton 0408 534 772

ONE AGENCY
MILDURA

SD1128400



Mallee Ridge Estate, Irymple

Stage 6 - Mallee Ridge Estate

For sale

Stage 6 of Mallee Ridge Estate offers an exceptional opportunity to build your dream family home in a peaceful and growing community. This premium 16-lot subdivision is ideally located with easy access to local amenities, schools & transportation, making it the perfect place to raise your family. Each lot comes fully serviced, including natural gas, power, sewer, and town water. With a variety of sizes available, you'll find the perfect space to suit your needs, whether you're looking for a spacious backyard or a more compact block. Don't miss out on securing your piece of Mallee Ridge Estate.

Price From \$245,000
Viewing Phone for Information
Contact Mark Thornton 0408 534 772



192 Hewett Road, Colignan

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 \$725,000 - \$795,000
Viewing Sat 23rd Aug, 10:00am - 10:30am
Contact Mark Thornton 0408 534 772



11-13 Adelaide Street, Gol Gol

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



Lot 1 Carramar Drive, Gol Gol



Lot 10 Punt Road, 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

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



229 River Avenue, Merbein

4 | 2 | 2

Character & Charm

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.

Price	\$649,000 - \$713,900
Viewing	Phone to Inspect
Contact	Mark Thornton 0408 534 772



29/30-40 Cureton Avenue, Mildura

2 | 1

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



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.

Price \$660,000 - \$726,000

Viewing Phone to Inspect

Contact Tom Dawe 0455 400 382



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 23rd Aug, 9:00am - 9:30am

Contact Mark Thornton 0408 534 772



115 - 117 Wentworth Street, Wentworth

6 | 5 | 3

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 Phone to Inspect

Contact Mark Thornton 0408 534 772



25 Rose Street, Yelta

4 | 2 | 6

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 23rd Aug, 9:00am - 9:30am

Contact Tom Dawe 0455 400 382

DREAM LIFESTYLE PROPERTY WITH *magic views!*

ONE AGENCY
MILDURA

**192 Hewett Rd
Colignan**

Agent: **Mark Thornton**
Phone: **0408 534 772**
Inspect: **Saturday 10am-10.30am**
Price: **\$725,000 - \$795,000**

ONE of the more unique and most impressive properties you'll have the opportunity to buy!

Positioned overlooking the Murray River, the American Barn style home sits high and mighty at the top of this horse property taking in one of the more impressive outlooks on the Vic side of the river!

Featuring three bedrooms, two bathrooms, the open living space opens to the large entertaining area that takes in the majestic view.

The large kitchen features a butlers pantry and further features include a study nook, separate living, combustion heating, evap cooling and split systems to all bedrooms.

Externally there is a laundry that also features a third shower and toilet, a four car carport, beautiful grassed area, gardens and an array of fruit trees.

A second dwelling that offers further weekly income, plus an array of shedding including a large 15m x 6m open bay shed.

The 9.38 acres is set up for Horse Agistment offering a healthy side income, with 12 separate paddocks planted to lucerne, electrified fencing, 1 x horse stable, self-filling water troughs and the property is irrigated via overhead sprays, it is one very unique property.

With own pump on the river, 32 MG AUL, the property will be sold with 5 mgs of water.

A boat ramp at your doorstep and some of the most picturesque sections of the Murray, this is the dream set up you'll want to have forever!

Whether it be the lifestyle, horses, motorbikes or the love of the river!

An inspection will make your day!

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



New home

SALES REMAIN AT NEAR THREE-YEAR HIGH



“THE cycle of ongoing growth in new home sales was broken in July, with a 6.4 per cent fall compared to June,” stated HIA Senior Economist, Maurice Tapang.

The HIA New Home Sales report is a monthly survey of the largest volume home builders in the five largest states and is a leading indicator of future detached home construction.

“The fall in sales in July 2025, from a near 33-month high, is likely due to the end of financial year sales,” added Mr Tapang.

“Despite the monthly decline, new home sales in the three months to July 2025 increased by 15.9 per

cent, to its highest level since the September quarter 2022.

“New home sales have increased following the first two cuts to the cash rate.

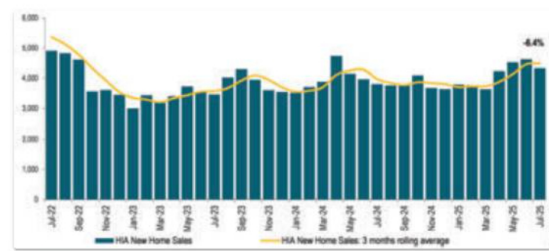
“The rise in the price of established homes will also increasingly see households move to the new home building market.

“The fall in sales in July was driven by declines in New South Wales, Victoria and Queensland, while gains were recorded in South Australia and Western Australia.

“Over a three-month period to July 2025 all markets saw increases in new home sales.

“This points to volatility being

Private New House Sales – Australia (seasonally adjusted)



Source: HIA Economics

the driver of this month's decline.

“Demand for new homes is increasing on the back of ongoing

population growth and low unemployment.

“This improvement in sales

through the start of 2025 will not be sufficient to reach the goal of 1.2 million homes.

“More significant structural changes to the way in which new home building is taxed and regulated will also be necessary,” concluded Mr Tapang.

All states recorded increased new home sales in the three months to July 2025 compared to the previous quarterly period.

This was led by Victoria (+23.4 per cent), followed by South Australia (+23.1 per cent), New South Wales (+18.8 per cent), Queensland (+13.3 per cent) and Western Australia (+2.6 per cent).

— H.I.A.

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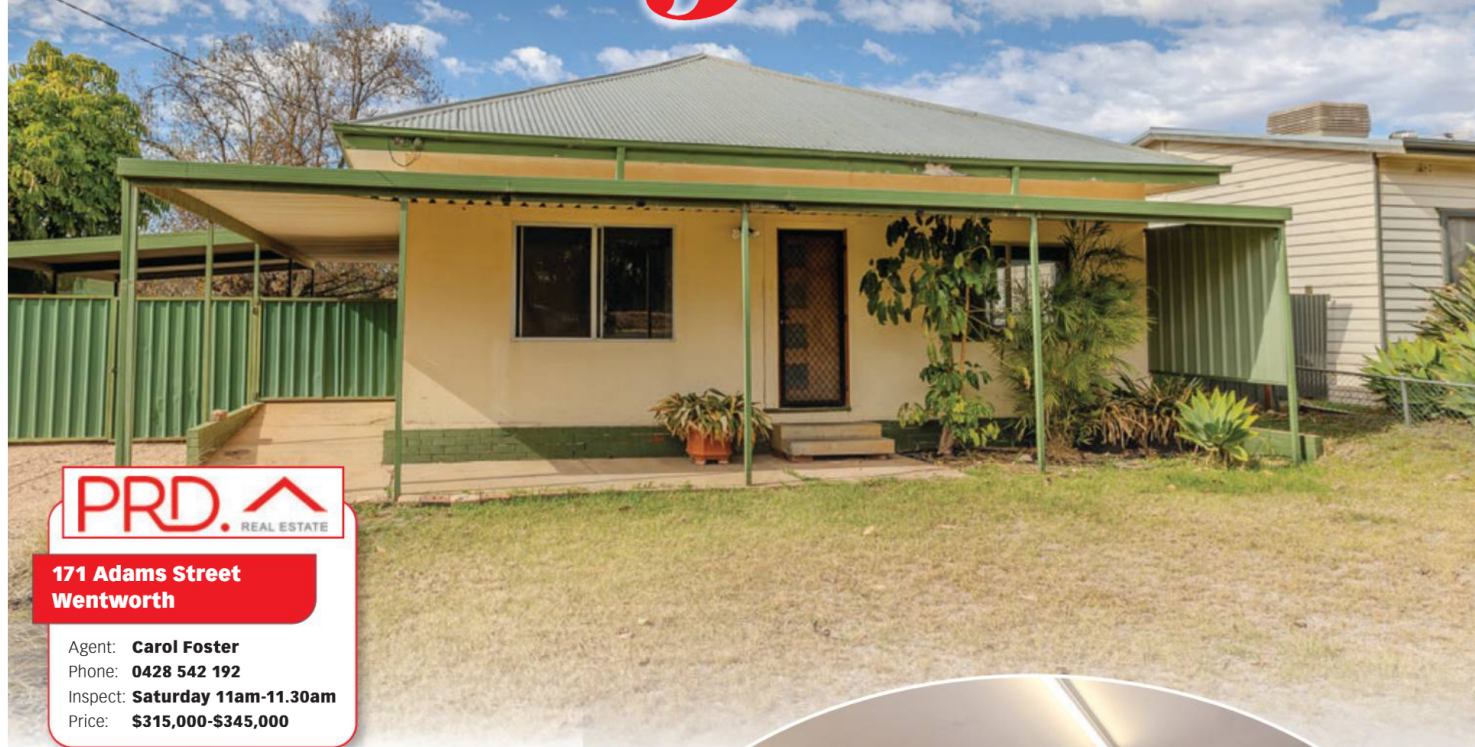
SunraysiaDaily
www.sunraysiadaily.com.au

22 Deakin Avenue, Mildura | 5023 0211 | email: classads@sunraysiadaily.com.au

SD1128474

NEAT RURAL SETTING

family home



PRD. REAL ESTATE

**171 Adams Street
Wentworth**

Agent: **Carol Foster**
Phone: **0428 542 192**
Inspect: **Saturday 11am-11.30am**
Price: **\$315,000-\$345,000**

THIS well-maintained four bedroom family home offers a peaceful rural outlook on a generous 874sq.m. (approx.) allotment 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 backyard is a blank canvas to do as you desire and 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.





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.

For Sale

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

Carol Foster
M 0428 542 192



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.

For Sale

Price \$220,000

Carol Foster
M 0428 542 192



10-12 Oke Street, Ouyen

Huge Development Potential

Situated in the heart of Ouyen's vibrant shopping precinct, just minutes from local cafés, supermarkets, medical clinics, and the hospital, this exceptional 3,203m² (approx.) allotment presents an outstanding opportunity for savvy developers or investors. This prime parcel of land comes with approved plans and planning permits already in place for the construction of eight quality townhouses- comprising four spacious three-bedroom homes and four well-designed two-bedroom residences. This turnkey development is ready for immediate commencement, saving you both time and money in the planning stage.

For Sale

Price \$275,000 - \$295,000

Carol Foster
M 0428 542 192



35 Helena Street, Wentworth

2 1 2

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.

SOLD

Carol Foster
M 0428 542 192

Investors

VITAL TO INCREASING HOUSING SUPPLY

“INVESTORS were responsible for 41 per cent of new homes financed for construction in the past year,” stated HIA’s Chief Economist, Tim Reardon.

The ABS released the Lending Indicators data for the June quarter 2025 last week, which provides the latest statistics on housing finance commitments.

“Investors are vital to the goal of increasing housing stock,” added Mr Reardon.

“Since the 2019 election, the ABS has been reporting on the importance of investors to increasing the supply of new homes in Australia.

“Today’s data shows that in the 2024/25 financial year that the number of loans to owner occupiers for new homes declined by 1.4 per cent, while the number of loans to investors increased by 3.5 per cent.

“Investors typically supply around a third of all new homes built in Australia but are a larger share of the market at present due to a lower level of activity from owner occupiers.

“Investors are not as adversely impacted by a rise in the cash rate, as they are not as sensitive to change in economic conditions or interest rates.

“Investors also accessed around a third of all loans for the purchase of an established home over the past six years.

“This is consistent with the ownership of the housing stock, which sees around a third of all homes available for rent.

“It is typical to see investors return to the market ahead of owner occupiers as they are less risk averse.

“We are in the middle of that cycle at present.

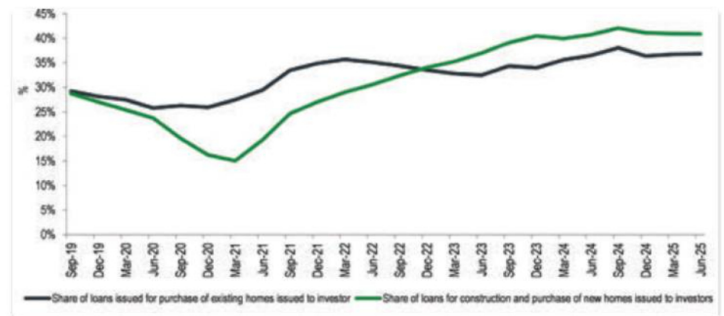
“Investors have been returning to the market, increasingly confident that ongoing strong population growth, tight labour markets and recovering household incomes will see the supply of homes outpaced by demand.

“HIA’s New Home Sales Report is already revealing an increasing number of contracts for new home builds being signed by aspiring homeowners.

“It will be crucial for policymakers to maintain a strong pipeline of shovel-ready land – both greenfield and infill – to meet this return of housing demand and prevent housing affordability from worsening.

“Increasing taxes on investors, even when

Lending to investor purchase of new and existing dwellings



Source: ABS

targeted at the established market, does not lead to an increase in home supply.

“This includes policies that reduce the tax imposts on those that build new homes and reduce the regulatory burden on the industry,” concluded Mr Reardon.

The Territories have been leading the return of investor activity in 2024/25, with loans for the construction or purchase of new homes up by 138.3 per cent in the Northern

Territory and 108.6 per cent in the Australian Capital Territory compared to the previous year.

This was followed by gains in South Australia (+19.2 per cent), Western Australia (+10.9 per cent), Queensland (+7.4 per cent) and New South Wales (+1.7 per cent). Victoria (-0.9 per cent) and Tasmania (-28.5 per cent) saw the only declines in investor loans for new homes in 2024/25. — H.I.A.

GARAGE SALE BONUS

Selling your home?

It's time to clear out all your unwanted items!

Lodge your Saturday Garage Sale advertisement before 5pm Thursday and receive a **“FREE” bonus advertisement** in Friday’s edition of Sunraysia Daily.

We accept



FREE Garage Sale Kit

- Garage Sale Signs
- Price Stickers
- Balloons
- Marking Pen
- Tips for Garage Sale Success



SunraysiaDaily
www.sunraysiadaily.com.au

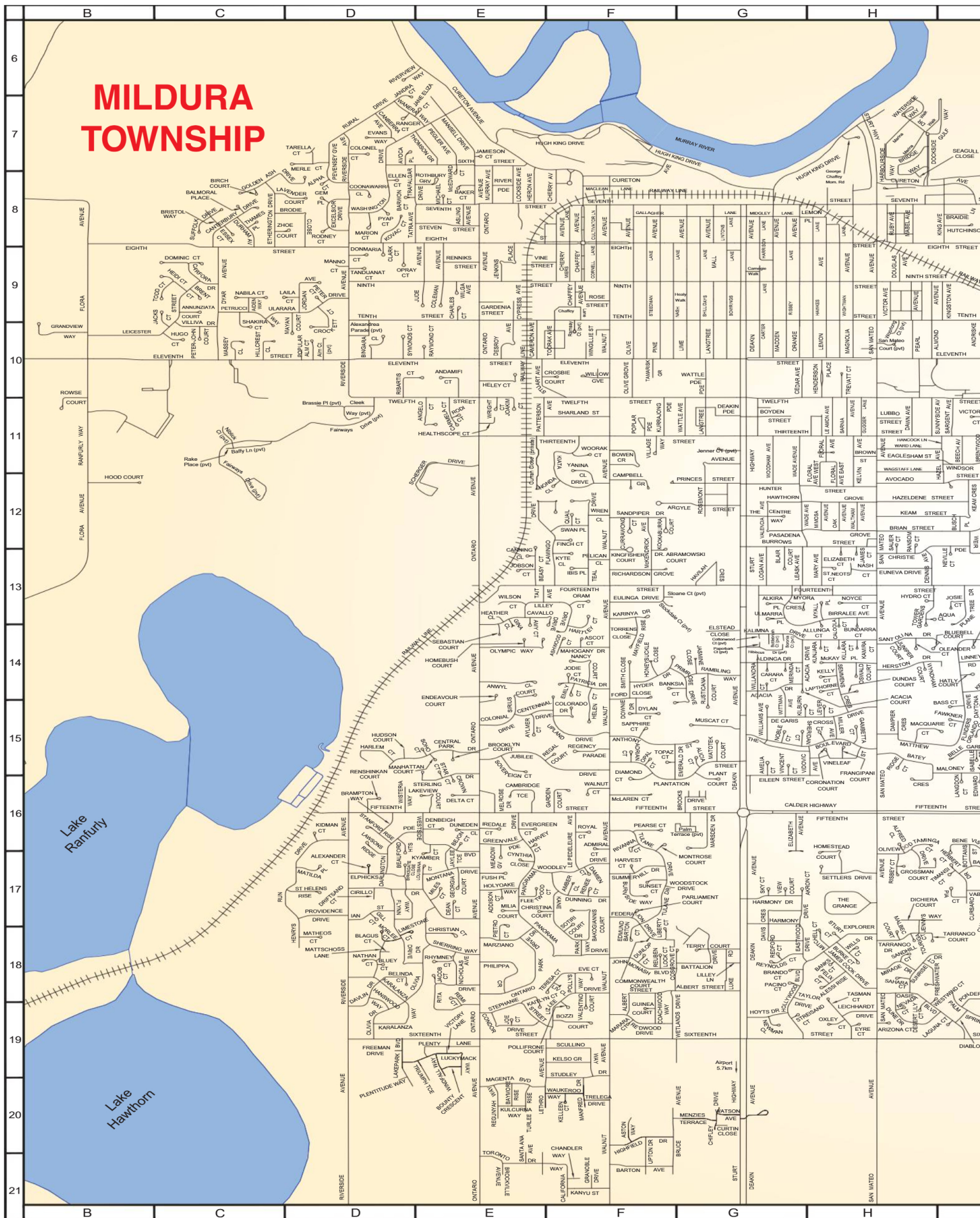
22 Deakin Avenue, Mildura - 5023 0211 - email: classads@sunraysiadaily.com.au
Office hours: Monday to Friday, 9am to 5pm

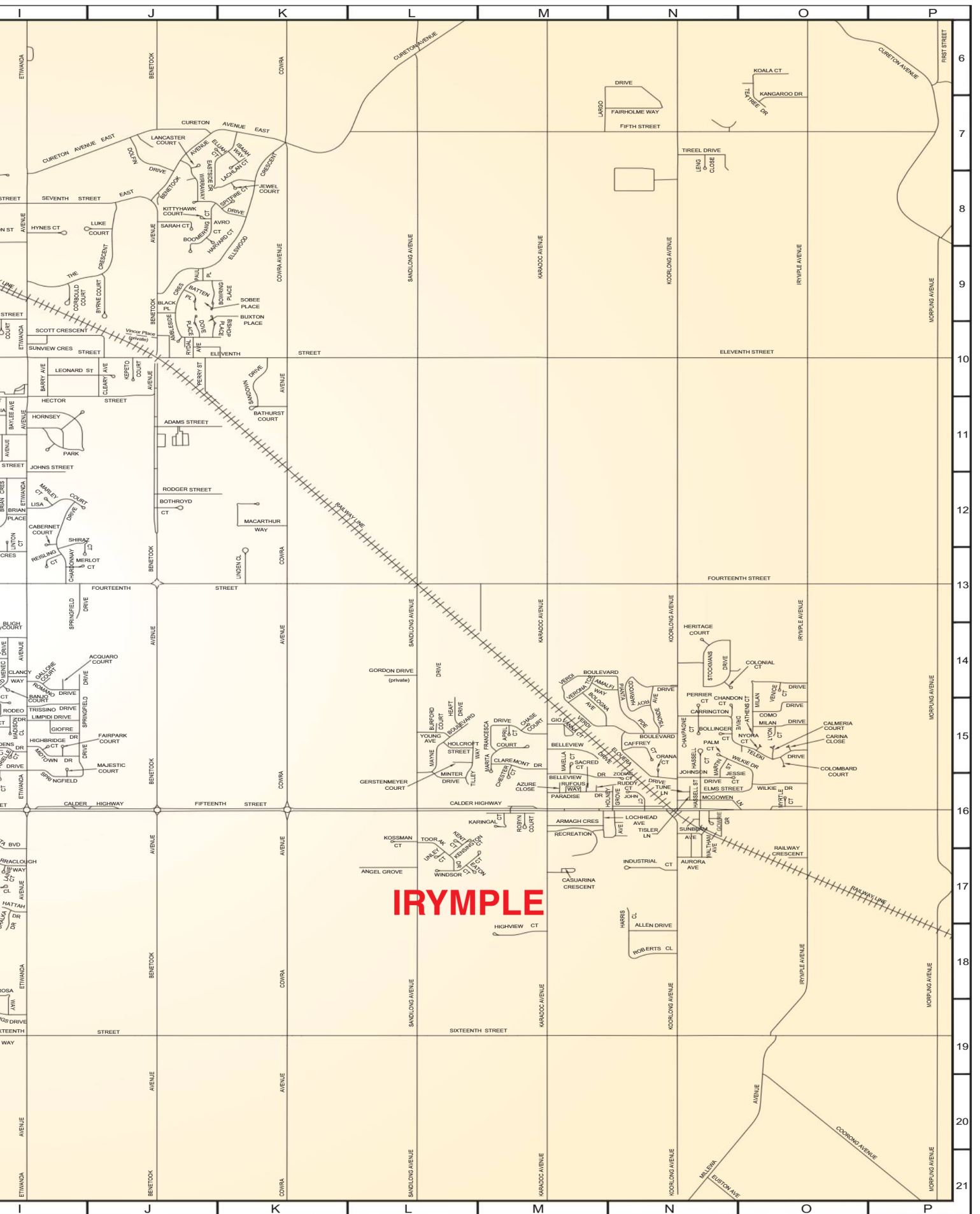
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Brian Street.....I12	Durham Avenue.....C8	Hollywood Boulevard.....G18	Lisa Court.....I12	Pearl Avenue.....H9	Suffolk Drive.....C8	Tralafgar Drive.....D8
Bridge Way.....H7	Dyar Avenue.....C9	Holney Grove.....N16	Liv Close.....F18	Pearse Court.....F16	Summerhill Drive.....F17	Tralafgar Drive.....D8
Bristol Way.....C8	Dylan Court.....F15	Holyoake Way.....E17	Lizlee Drive.....F18	Pegler Avenue.....E7	Sunbeam Avenue.....N16	Tralafgar Drive.....D8
Brockville Avenue.....E21	Eaglesham Street.....H11	Homebush Court.....E14	Lochhead Avenue.....M16	Pelican Close.....F13	Sunnyside Avenue.....H11	Tralafgar Drive.....D8
Brodie Close.....D8	Eastside Drive.....J7	Homestead Court.....H17	Lockside Avenue.....E8	Perrier Court.....N15	Sunrise Drive.....H18	Tralafgar Drive.....D8
Brooklyn Court.....E15	Eastwood Drive.....G18	Honeysuckle Close.....F14	Logan Avenue.....G13	Perry Street.....J10	Sunset Court.....F17	Tralafgar Drive.....D8
Brooks Drive.....G16	Eaton Court.....L17	Hood Court.....B12	Louisiana Court.....E17	Peter Court.....D9	Sunview Crescent.....I10	Tralafgar Drive.....D8
Bruce Avenue.....G20	Edmund Barton Court.....F18	Hornsey Park.....I11	Lubbock Way.....E19	Peter-John Court.....C10		
Brown Street.....H11	Edward Court.....I16	Hoys Drive.....C19	Luckynack Way.....E19	Petrusci Court.....D8		
Burda Court.....H11	Eighth Street.....I8	Hudson Court.....G18	Luke Court.....J8	Pevenset Grove.....D8		
Burford Court.....L15	Eileen Street.....G16	Hugh King Drive.....H7	Luke Road.....G18	Phillipa Crescent.....E18		
Burke Court.....H18	Eleventh Street.....K10	Hugo Court.....C10	Lyon Court.....O15	Pia Court.....I17		
Burnside Way.....F17	Elijah Court.....K7	Hunter Street.....H12	Mabel Avenue.....N15	Planta Parade.....N15		
Burrows Street.....H12	Elizabeth Avenue.....G16	Hutchinson Street.....I8	Macarthur Way.....K12	Pietro Court.....E18		
Busch Place.....I12	Elizabeth Court.....H13	Hyder Drive.....F14	Macquarie Court.....H15	Pine Avenue.....F9		
Buxton Place (Parkland).....J9	Ellen Court.....D8	Hydro Court.....H13	Maclean Lane.....F8	Plane Tree Drive.....I13		
Byrne Court.....J9	Elliswood Crescent.....J9	Hynes Court.....I8	Madden Avenue.....G9	Plant Court.....G16		
Cabernet Court.....I12	Elms Street.....O16	Ian Street.....D17	Madison Close.....I15	Plantation Street.....G15		

MILDURA TOWNSHIP

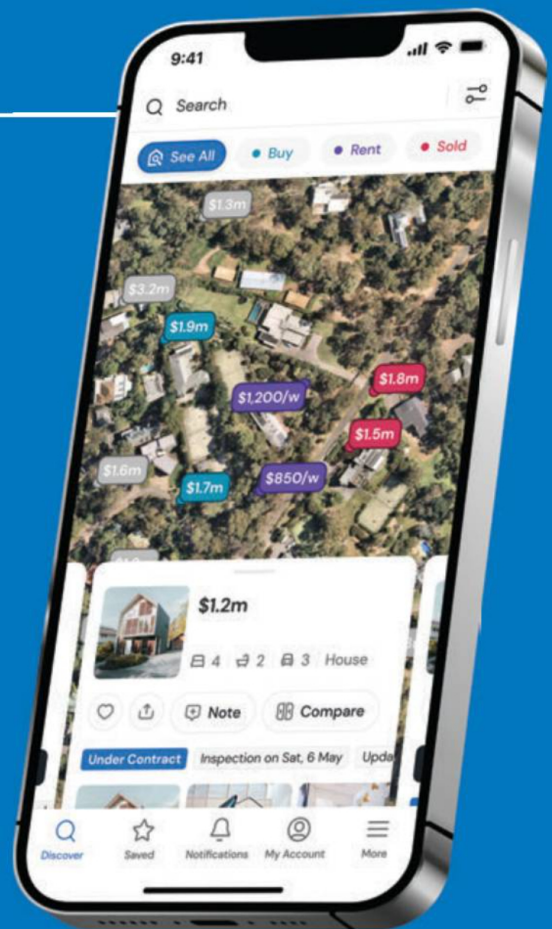




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