

Friday, August 29, 2025
Saturday, August 30, 2025



SunraysiaDaily

Real Estate Guide

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liftout

66 Lemon Avenue, Mildura See Inside

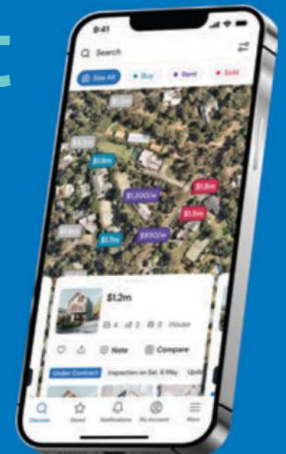
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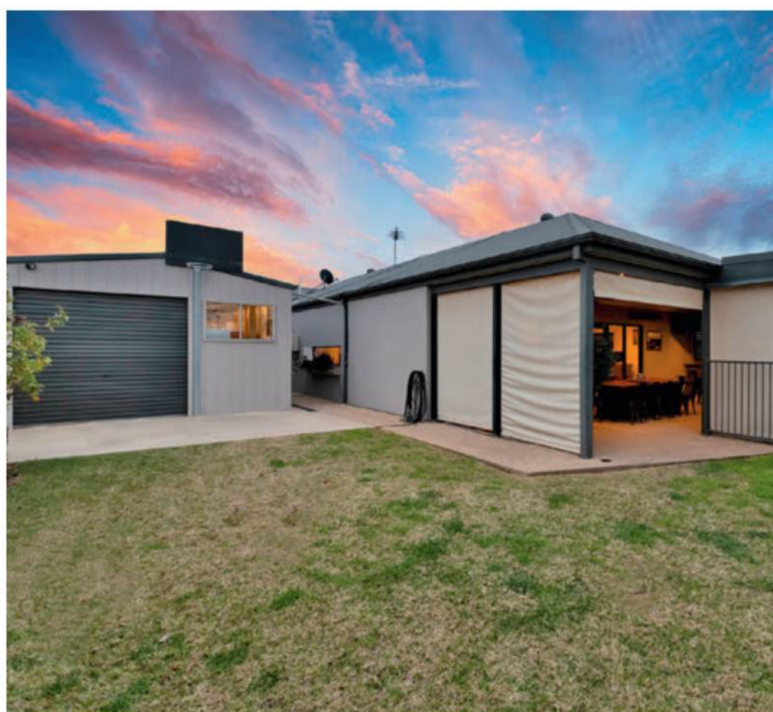
SALE

116 Dyar Avenue,
Mildura

It's modern, it's lux, it's you! If you love entertaining then you will love this home, presented with all the bells & whistles! Super well located within close proximity to the Old Aerodrome Ovals and an array of conveniences. Featuring four well appointed bedrooms, high ceilings, ornate cornice and extra features everywhere you look. There is comfortable living for the whole family with a bespoke kitchen offering a great space to gather around plus an entertaining area that could be utilised year round. Alfresco dining and weekend entertaining become a seamless experience with a fully equipped outdoor kitchen with built-in BBQ adjacent to pull down blinds and your very own swim-spa to cap off your entertaining in style.

■ *We bring* the whole team

Ray White Mildura 03 5021 9500

The RayWhite logo is located in the top right corner of the first image. It consists of the word "RayWhite" in a bold, sans-serif font, with "Ray" in black and "White" in white, set against a yellow rectangular background.

4  2  2 

Outdoors further boasts great shedding with power & insulation, solar panels atop ensure energy efficiency and everywhere you look you can see smart additions & design ideas have been made. Whether you're basking in the tranquillity of your new home or exploring the local community, this home is the perfect blend of comfort, convenience, and sustainable living for any discerning family looking to put down roots.

Sale
Fixed Date Closing 23rd Sept 6pm
\$649,000 - \$713,900

View
Sat 10:00 - 10:30am

Luke Hermans
0488 520 846
luke.hermans@raywhite.com

raywhitemildura.com.au

SD1128724



SALE

20/313 Eighth Street, Mildura

This stunning townhouse is completely renovated throughout, including stone frontage and slate tiled roof, absolute quality within. Featuring a stone-bench tops, kitchen with satin 2-pac finish, quality fixtures and fitting, timber shutter blinds, three bedrooms including a master with ensuite, ducted reverse cycle heating and cooling, and a double garage. Enjoy the private outdoor entertaining area and lush courtyard with auto sprinklers—ready to move in and enjoy.

Sale

\$550,000 - \$595,000

View

Sat 11:00 - 11:30am

3 2 2

Rico D'Amico

0418516773

rico.damico@raywhite.com

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Ray White Mildura 03 5021 9500

raywhitemildura.com.au

SD1128725



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03 5021 9500
mildura.vic@raywhite.com
raywhitemildura.com.au



SALE

58 Eighth Street, Mildura

With the home having been renovated in the past giving the interior a wonderful modern feel, comes for sale this affordable three bedroom property. The floor plan offers good living zones, and there are quality appliances with the kitchen including electric stove, storage and a dishwasher. The separate lounge includes reverse cycle heating/ cooling, all bedrooms have BIR's, there is ample natural light throughout plus ducted evaporative cooling.

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

3  1  2 

Sale
\$375,000 - \$412,000

View
Sat 10:45 - 11:15am
Mon 4:45 - 5:15pm

Adriano Aiello
0438075747
adriano.aiello@raywhite.com

raywhitemildura.com.au



SALE

394 San Mateo Avenue, Mildura

Discover the epitome of comfortable living - a super neat residence that promises an ideal start for first home buyers and would further serve as a super smart investment, so well located. Boasting a generously sized kitchen with modern renovations and a large walk-in pantry. Enjoy the classic charm of high ceilings and large rooms whilst having the modern luxury of ducted heating & cooling as well as updated flooring & paint. The property features a vast outdoor area, offering a peaceful retreat for relaxation or a vibrant space for social gatherings.

 We bring the whole team

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3  1  2 

Sale

Fixed Date Closing 23rd Sept 6pm
\$425,000 - \$467,500

Luke Hermans

0488 520 846
luke.hermans@raywhite.com

View

Sat 11:00 - 11:30am

raywhitemildura.com.au



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 BIR and the master featuring a WIR and private ensuite.

 We bring the whole team

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4  2  2  1  1 

Sale

\$749,000 - \$823,000

Damian Portaro

0419 838 743
damian.portaro@raywhite.com

View

Sat 10:15 - 10:45am

raywhitemildura.com.au

SD1128727



RayWhite

2 1 1

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

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

View
Appointments available via
raywhitemildura.com.au

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

raywhitemildura.com.au



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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.

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

View
Appointments available via
raywhitemildura.com.au

3 2 2

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

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Ray White Mildura 03 5021 9500

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.

Sale
\$949,000 - \$1,043,000

View
Sat 12:15 - 12:45pm

6 6 2 1

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

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

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Ray White Mildura 03 5021 9500

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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Sale
\$890,000 - \$960,000

View
Sat 11:30 - 12:00pm

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

raywhitemildura.com.au

4 2 2 1

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.

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

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

View
Sat 9:30 - 10:00am

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

Christian Sapuppo
0428545385
christian.sapuppo@raywhite.com

raywhitemildura.com.au

4 1 2



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.

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

View
Appointments available via
raywhitemildura.com.au

Dakota Whitehouse
0448 811 108

raywhitemildura.com.au

2 1 1



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.

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

View
Appointments available via
raywhitemildura.com.au

Dakota Whitehouse
0448 811 108

raywhitemildura.com.au

4 2 2



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.

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Ray White Mildura

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

View
Appointments available via
raywhitemildura.com.au

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

raywhitemildura.com.au

3 2 2



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 10:00 - 10:30am

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

raywhitemildura.com.au

4 2 2

Development

OPPORTUNITY

Ray White

**59 Timbarra Way
Red Cliffs**

Agent: **Peter Zara**
Phone: **0499 780 688**
Inspect: **Appointments available
via raywhitemildura.com.au**
Price: **\$330,000 - \$363,000**

SEIZE an unparalleled development opportunity at 59 Timbarra Way, Red Cliffs, VIC 3496.

This prime acreage, spanning an impressive 5,454sq.m. (approx.), awaits a discerning developer with a vision for creating a standout residential enclave.

With existing plans for a seven-lot subdivision, this property represents a ready-to-go project set to captivate the market.

The land's semi-rural charm is complemented by its strategic proximity to Red Cliffs town centre, ensuring future residents will enjoy the best of both tranquil living and

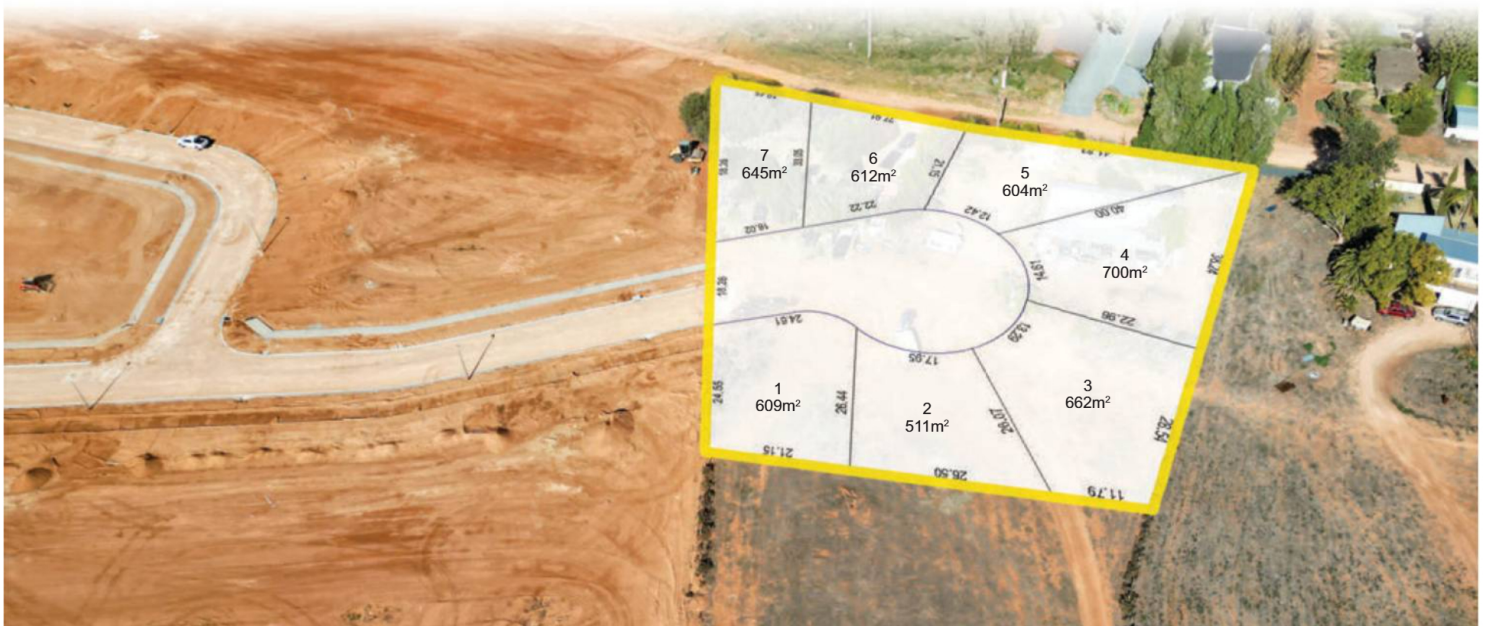
urban conveniences.

Local schools are just a stone's throw away, promising an easy commute for families and a strong appeal for residential development.

Moreover, the area is poised for growth with a new chilled facility being constructed, signalling a boon for local employment and infrastructure.

With its prime location and forward-thinking plans, 59 Timbarra Way stands as a golden canvas for a lucrative and prestigious development venture.

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



Stunning

NEW HOME IN RIVERSIDE GOL GOL



Professionals

**2 Mitchell Court
Gol Gol**

Agent: **Jason Lawler**
Phone: **0417 248 002**
Inspect: **Saturday 10am-10.30am**
Price: **\$890,000-\$930,000**

THIS impressive 310sq.m. (approximately) family home offers space, style, and functionality in the highly sought-after riverside village of Gol Gol.

Inside, you'll find a large formal lounge with barn-style sliding door, a luxurious master suite with walk-in robe and ensuite, plus a huge open-plan living and dining area flowing seamlessly to the outdoors.

The designer kitchen features a 40mm stone island bench, induction cooktop, 900mm electric oven, and a walk-in butler's pantry – perfect for entertainers.

Bedrooms two, three, and four all include built-in robes, ceiling fans, and ducted reverse cycle air conditioning, ensuring year-round comfort.

Outside is equally impressive, boasting a covered alfresco entertaining area, a 9m x 6m tradesman's shed with 3.6m high clearance door (ideal for caravan or boat), and a 6kW solar system.

Positioned within walking distance to schools, shops, the popular Gol Gol Hotel, boat ramp, and park, this home is ready for its new owners to simply move in and enjoy.

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

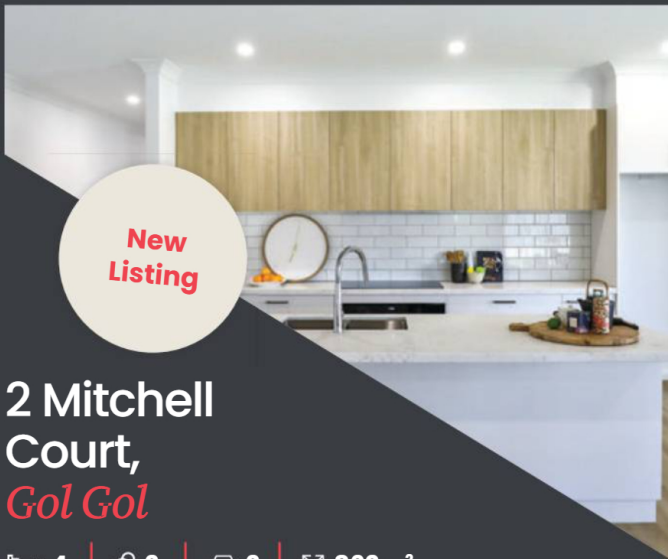
\$600,000 plus SAV

INSPECTION

By Appointment

Tony Roccisano

0418 502 101



**New
Listing**

2 Mitchell Court, *Gol Gol*

4 | 2 | 2 | 862m²

- Impressive family home offering space, style and functionality
- Large formal lounge with barn-style sliding door
- Luxurious master with WIR & ensuite
- Kitchen with stone island bench, induction cooktop & walk-in pantry
- 9m x 6m tradesman's shed with 3.6m high clearance door

PRICE

\$890,000 - \$930,000

INSPECTION

Sat 30 Aug 10:00 - 10:30am

Jason Lawler

0417 248 002



**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

By Appointment

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 30 Aug 10:15 - 10:45am

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 30 Aug 11:45am - 12:15pm

Marcus Coppola
0411 246 213



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 30 Aug 9:30 - 10:00am

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 30 Aug 12:30 - 1:00pm

Marcus Coppola
0411 246 213



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



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



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



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



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



New Listing

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



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



Lots 1-18,46-50, Armstrong Avenue *Wentworth* Woolshed Drive Subdivision

900m² - 5120m²

An exciting subdivision opposite the Wentworth showground, backing onto Tucker Creek

- 18 lots currently under construction
- 3 lots with Creek frontage
- Lots ranging from 900m² to 1520m²
- Raw & filter water, underground power

PRICE

Starting from \$152,500

INSPECTION

By Appointment

Tony Roccisano
0418 502 101

Jason Lawler
0417 248 002



A MODEST fall in the jobless rate shows Australia's labour market is still resilient, giving the Reserve Bank breathing room before it cuts interest rates again.

The unemployment rate edged down to 4.2 per cent in July, the Australian Bureau of Statistics reported last week, while 25,000 jobs were added to the economy.

Both figures were in line with market expectations.

While it was the first fall in the unemployment rate - by one decimal point - since November, the result does not mean the softening in the labour market from recent months has reversed.

It partly reflected an unwinding of a surprise jump in unemployment in June, which economists noted at the time was partly due to a sub-sample with a higher-than-average unemployment rate being rotated into the survey.

As JP Morgan analyst Tom Kennedy noted, the Reserve Bank is expecting the

unemployment rate to reach 4.3 per cent by the end of 2025 and hold until the end of 2027 at least.

"Accordingly we don't think the outcome is significant for short-run policy expectations, but may become more influential later in (the second half of 2025) given the standing forecasts don't provide much buffer against a more pronounced labour deterioration," he said.

Before the labour market print, money markets were fully pricing in another interest rate cut by November and their odds were little changed after the data release.

The growth in employment was driven by more women entering the workforce.

Female full-time employment grew by 40,000, double the amount of new male full-time workers, with the female participation rate reaching a record high.

The overall participation rate remained at a relatively high 67 per cent as the number of unemployed people decreased by 10,000.

Full-time jobs increased by 60,000, while part-time employment fell by 36,000.

The underlying trend in employment growth has been faster than the rise in population for most of the past year, but in recent months the two were growing at about the same rate, ABS head of labour statistics Sean Crick said.

Overseas arrival data also released by the ABS last week showed net migration was trending up again despite tougher visa requirements and student caps, placing more upward pressure on home prices, AMP economist Diana Mousina said.

The labour market remained resilient, defying a broader slowdown in the economy, Oxford Economics Australia head of macroeconomic forecasting Sean Langcake said.

"But the labour market now appears to be in the early stages of a downturn," he said.

"With no evidence of an impending implosion in the labour market, the Reserve Bank could afford to wait until the next

quarterly inflation data in late October, NAB head of markets economics Tapas Strickland said.

"NAB continues to see the RBA cutting rates again in November and February, bringing the cash rate down to 3.1 per cent which we see as broadly neutral," he said.

RBA governor Michele Bullock noted various indicators suggest conditions in the labour market had eased in recent months.

"There's some sense in which the labour market is easing," she told reporters after the central bank cut interest rates by 25 basis points recently.

There are some indicators that we think suggest that things are still a little bit on the tight side.

"If we can maintain where we are I don't think that's a bad thing."

Treasurer Jim Chalmers said welcomed the fall in unemployment, coming soon after the interest rate cut and the best growth in real wages in five years. — **Jacob Shteyman, AAP**

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Rhianon Winton
Inspection Coordinator

SD1127834

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170 Eighth Street, Mildura Phone 5023 5355

Classic

COUNTRY HOUSES HOLDING BACK THE REGIONAL *dream*



THE typical country house has a big backyard, lots of room for a family, a manicured green lawn, a garden shed and likely a blooming rose bush or two.

But this idyllic image of rural living is part of a complex set of problems holding regional Australia back, as a worsening housing shortage sets in, according to new research.

Low density, detached dwellings dominated regional housing approvals by the end of 2024, at a time when the population was booming and rental vacancy rates were at just 1.7 per cent.

This limited housing diversity in country towns was making it difficult to house critical workers, such as doctors, teachers and the labourers who would drive renewable energy

projects, a landmark report from the Regional Australia Institute said.

"The lack of dedicated national and state-level attention to regional housing has led to persistent barriers in planning, financing, construction and infrastructure delivery," said the Answering the Call for Regional Housing report, released on Thursday.

"Consequently, many regional communities lack the housing diversity and supply needed to support essential workers, accommodate population growth, enable our senior residents to remain in their communities and support our most vulnerable."

Total housing approvals in the regions fell to 48,570 per annum in 2024, while the population grew by more than 117,000 in 2023.

The low supply and high demand led regional house prices to rise by 62 per cent in the five years to mid-2024, compared to 37 per cent in the capitals.

The housing affordability advantage in the country was waning, the report said.

The worsening squeeze has led the regional think tank to call for 480,000 of the National Housing Accord's 1.2 million homes to be built outside the cities.

Under the accord, federal, state and territory governments have agreed to the building target over five years.

"The focus of the national housing debate must shift towards increased housing construction in regional Australia," institute chief executive Liz Ritchie said.

The research also recommended governments establish regional housing agencies, along with the appointment of a federal regional housing commissioner.

Targeted funding for key worker housing should also be increased, while regional construction businesses should be supported to deliver larger and multi-complex dwellings.

"Right now the national housing discourse is dominated by talk of capital city growth and fails to address the chronic housing shortfalls in regional Australia," Mr Ritchie said.

"However, without a significant step-up in housing supply in the regions, our communities will struggle to attract and retain workers, deliver services and grow economically."

— Stephanie Gardiner, AAP

mildura.eldersrealestate.com.au

Elders

173 ALKIRA ROAD, YELTA



Substantial Table Grape & Wine Grape Enterprise with Scale

Elders Real Estate Mildura is proud to present to the market this exceptional viticulture enterprise at 173 Alkira Road, Yelta. Situated in one of the region's most renowned table grape districts, the property benefits from fertile soils, favourable elevations, and ideal seasonal conditions. The location also provides the advantage of an earlier harvest, delivering fruit to market ahead of competitors and achieving stronger pricing. Total Area: 42.33ha (104.59 acres) across four adjoining freehold titles. Plantings: 16.7ha (41.26 acres) of Crimson Seedless table grapes. 18.54ha (45.81 acres) planted to Chardonnay, Shiraz, Merlot, and Cabernet Sauvignon (established between 2000–2016). 4.10ha trellised land, ideal for planting new varieties.

Irrigation supplied via a private 90kW pump with variable speed drive, drawing directly from the Murray River on a private supply line system. Drip irrigation system with spin disc filtration. Three dedicated fertigation sheds.

Sale

Price: Expression's Of Interest Closing

19th Sep @ 3:00pm

Inspection time:

By Appointment

Marty Deacon 0429 953 365

Elders Mildura 03 5018 6800

Elders



528 STURT HIGHWAY, MILDURA

3



HIGH EXPOSURE / RE DEVELOPMENT SITE

Situated on Sturt Highway Mildura opposite the Mildura Airport is this prime site to be renovated or re developed. Zoned Farming Zone and sitting on approximately 4045m² allotment is a 3-bedroom conite home with services connected. High exposure - Mildura Airport is the busiest regional airport in Victoria handling over 209000 passengers in FY 2024 and is a critical transport node. Sturt Highway is a vital transport route carrying a significant amount of heavy traffic including B-Doubles and B-Triples making this a great site as a transport/parcel distribution depot with easy accessibility to the airport STCA.

Sale

Price guide \$375,000 - \$412,500

Inspection time

By Appointment

Robert Pallot 0403 629 991

Elders Mildura 03 5018 6800

Elders



SD1128720



274 - 276 Walnut Avenue, Mildura

🛏 13 | 🚗 9 | 🚗 10

Mildura Holiday Villas

For sale

What a sensational opportunity for the extremely savvy investor to secure this thriving slice of real estate that is Mildura holiday Villas. Situated in a prime spot on Walnut Avenue and featuring 3 titles, totalling 2285sqm of residential real estate, currently run as the very popular Mildura Holiday Villas. With the ability to accommodate up to 32 people per night it features a swimming pool, large BBQ area and pristine gardens.

Price	\$2,000,000 - \$2,200,000 + GST
Viewing	Phone for Information
Contact	Mark Thornton 0408 534 772



148a Olive Avenue, Mildura

3 | 3 | 3

Next-Level Living

For sale

Designed with meticulous attention to detail, this home showcases premium finishes and superior craftsmanship throughout. Step inside to discover sleek polished concrete floors that extend through the bright, open-plan living areas. The state-of-the-art kitchen features a spacious island bench and Caesarstone surfaces in the kitchen, bathrooms, and laundry. Positioned on a low-maintenance 238sqm allotment just a short stroll from popular cafes, restaurants, schools, and the beautiful Mildura riverfront.

Price \$675,000 - \$742,500
Viewing Sat 30th Aug, 10:15am - 10:45am
 Mon 1st Sep, 5:00pm - 5:30pm
Contact Mark Thornton 0408 534 772



PINNACLE
ESTATE





**31 Lots
Available Now**

634-670 Ontario Avenue

Stage 3 Pinnacle Estate

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.

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



11-13 Adelaide Street, Gol Gol

3 | 1 | 4

Creek Frontage In Gol Gol

For sale

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

Price \$845,000 - \$929,500

Viewing Phone to Inspect

Contact Mark Thornton 0408 534 772



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



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	Phone to Inspect
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	Sat 30th Aug, 9:00am - 9:30am
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 30th Aug, 9:00am - 9:30am
Contact	Tom Dawe 0455 400 382



NEXT-LEVEL *living*

148 A

ONE AGENCY
MILDURA

**148a Olive Avenue
Mildura**

Agent: **Mark Thornton**
Phone: **0408 534 772**
Inspect: **Saturday 10.15am-10.45am**
Monday 5pm-5.30pm
Price: **\$675,000 - \$742,500**

EXPERIENCE the pinnacle of sophisticated city living in this stunning three bedroom, three bathroom residence.

Designed with meticulous attention to detail, this exceptional home showcases premium finishes and superior craftsmanship throughout.

Step inside to discover sleek polished concrete floors that extend through the bright, open-plan living areas.

The state-of-the-art kitchen features a spacious island bench, Smeg electric oven, natural gas cooktop, and

Caesarstone surfaces in the kitchen, bathrooms, and laundry.

Everyday living is made easier with the inclusion of a ducted vacuum system.

Positioned on a low-maintenance 238sq.m. allotment, this contemporary home is just a short stroll from popular cafes, restaurants, schools, and the beautiful Mildura riverfront – offering a lifestyle of ease and elegance in a prime location.

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



PAUSE ON NEW REGULATIONS TO *fast track* BUILDING HOMES



A PAUSE in updating rules as part of national construction standards will give builders “room to breathe,” the housing minister says.

A suite of measures brought out following the productivity roundtable to boost the number of homes being built will see upcoming changes to the national construction code paused until 2029.

Updates to the more than 2000 page code are normally undertaken every three years.

The rules were not usable for many builders in the industry, while construction times needed to be sped up, Housing Minister Claire O’Neil said.

“There really won’t be meaningful changes to the code for a seven-year period, so this is where we’re giving our builders a bit of room to breathe,” she told Sky News on Sunday.

“The biggest issue we’ve got in the code at the moment is just sheer complexity.

“This is a code which has ballooned out to more than 2000 pages.

“It’s really about streamlining, about simplifying and making sure that we provide builders the very best opportunity to build more homes more quickly.”

The freeze excludes essential safety and quality changes and maintains residential standards adopted in 2022, including seven-star energy efficiency.

A simplification of the construction code was one of the areas of consensus that came out from attendees of the government’s three-day economic summit.

Other housing reforms to come out of the summit include fast-tracking the environmental assessment of more than 26,000 homes.

A specialised environment department team will be set up to deal with the applications, with tools like AI also being used to speed up approvals.

Ms O’Neil said the changes would make inroads to national housing targets of 1.2 million new homes being built by the end of the decade.

“We desperately need more homes for Australians in our country, and this is the way to get it,” she said.

“These are big, meaningful steps forward on housing that have come as a direct result of the roundtable conversation.

“But shadow treasurer Ted O’Brien said the pause in the national construction code was similar to policy the opposition took to voters at the federal election.

The coalition promised to freeze the code for a 10-year period as part of their housing policy.

“The only concrete step that comes out of the roundtable is coalition policy,” Mr O’Brien told Sky News.

“It would have saved a lot of time, a lot of effort, if you know, they just put a post on social media saying, ‘thanks, coalition, good idea.’”

But the minister said the coalition’s proposal would have seen a total pause and not have dealt with safety and consumer issues.

The Property Council of Australia’s Mike Zorbas said the measures will help unlock tens of thousands of new homes.

“This is a win-win roadmap to better housing supply,” he said.

Master Builders Australia chief executive Denita Wawn applauded the government, saying the constant churn of regulatory change had added pressure to a complex and costly system.

Australian Council of Social Service chief executive Cassandra Goldie, at the summit, warned a construction code freeze could mean households least able to afford home retrofits for a changing climate and energy future could lose out if reforms miss the mark.

— **Andrew Brown and William Ton, AAP**



ENDLESS *opportunities* AWAIT

Lot 2
357 Paschendale Ave
Merbein, 3505

8.093ha

PRD. 
REAL ESTATE

**Lot 2 - 357 Paschendale
Avenue, Merbein**

Agent: **Carol Foster**
Phone: **0428 542 192**
Price: **\$170,000 - \$187,000**

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





Invest

OR OWNER OCCUPY



first national
REAL ESTATE | Collie & Tierney

**10 Hibiscus Drive
Mildura**

Agents: **Shaun 0434 434 499**

Robert 0458 658 566

Inspect: **Saturday 10.30am-11am**

Price: **\$295,000-\$315,000**

YOU will come up smelling like a bunch of flowers if you enquire about this neat two bedroom unit.

Set in the desirable Kalimna Village Complex, it is prized by both the owner occupiers and investors alike.

This particular unit is well located to the back of the complex.

Featuring a lovely open lounge with soaring Cathedral ceiling leading onto the meals area and kitchen.

There are two good sized bedrooms, built in robes, a split system and ceiling fans.

There is an enclosed courtyard to the front and a low maintenance yard to the rear with a carport including roller door access.

And Kalimna Park is over the back fence, affording you green space without the upkeep.

For further details contact Shaun Stephens on 0434 434 499, email: sstephens@ctfnre.com.au or Robert J Stephens on 0458 658 566, email: rstephens@ctfnre.com.au





IRYMPLE

4 1 2



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 hectares 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 12:30 - 1:00

18 Twenty Second Street

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 center

FOR SALE

Photo ID required

\$339,550 - \$373,450

Saturday 11:30 - 12:00

1A Kiewa Avenue

Robert Stephens

0458 658 566

Shaun Stephens

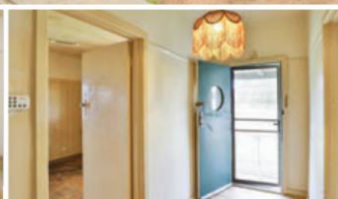
0434 434 499



MILDURA

2 1 1

NEW LISTING



WHAT WILL YOU CHOOSE?

- Set on a generous 775m² (approx.)
- Well located property close to schools and local amenities
- It still retains many of its original features of floorboards & picture rails
- Offering a range of options to reno or redevelop into a pair of townhouses (STCA)
- Don't wait, enquire today.

FOR SALE

Photo ID required

\$295,000 - \$324,500

Saturday 10:30 - 11:00

251 Ninth Street

Robert Stephens

0458 658 566

Shaun Stephens

0434 434 499



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



67 Lime Avenue
Mildura

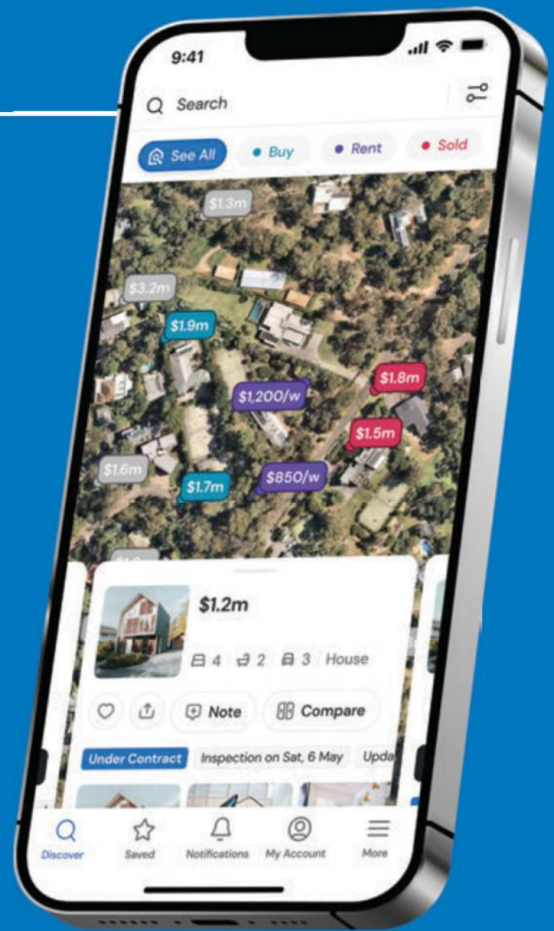
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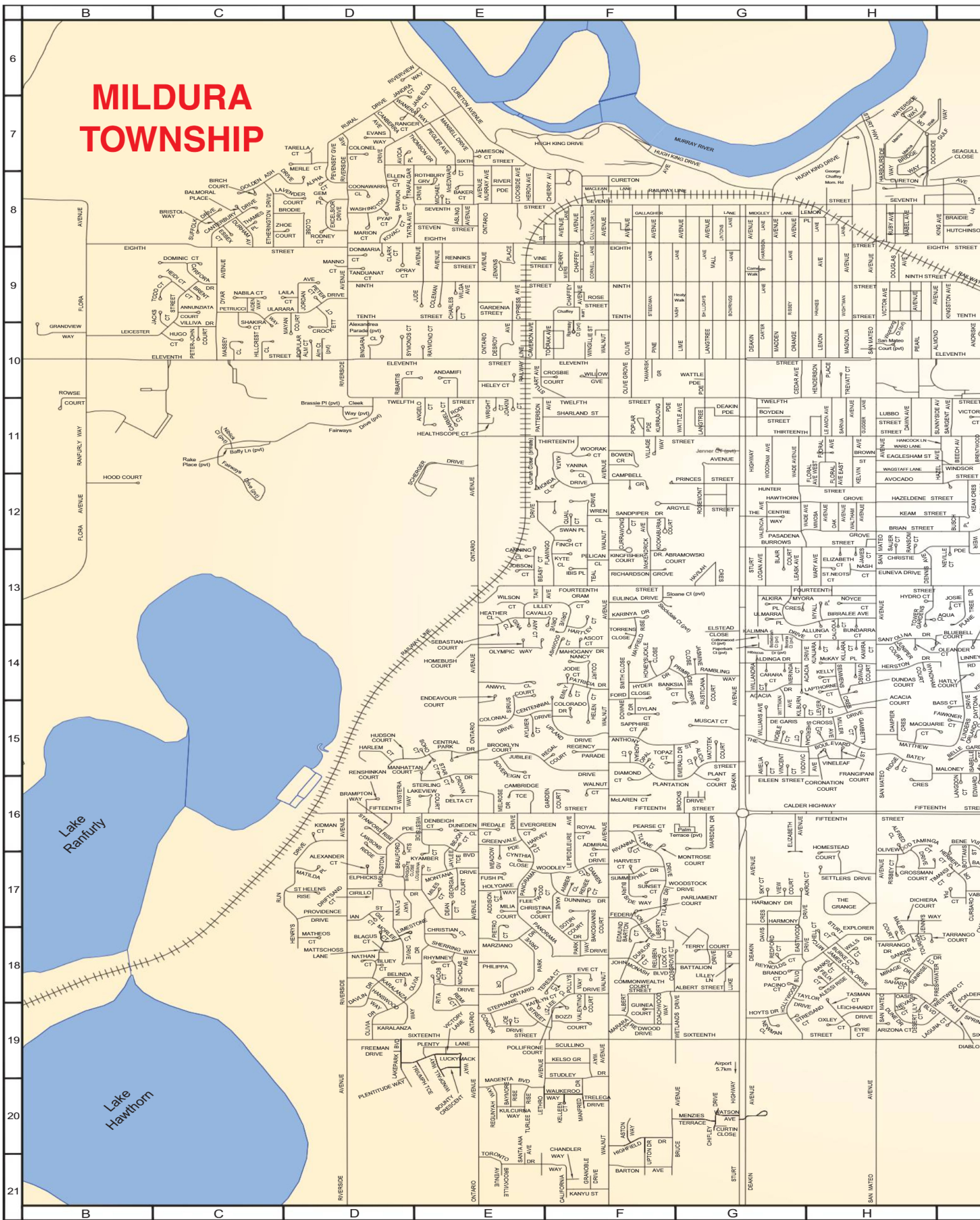


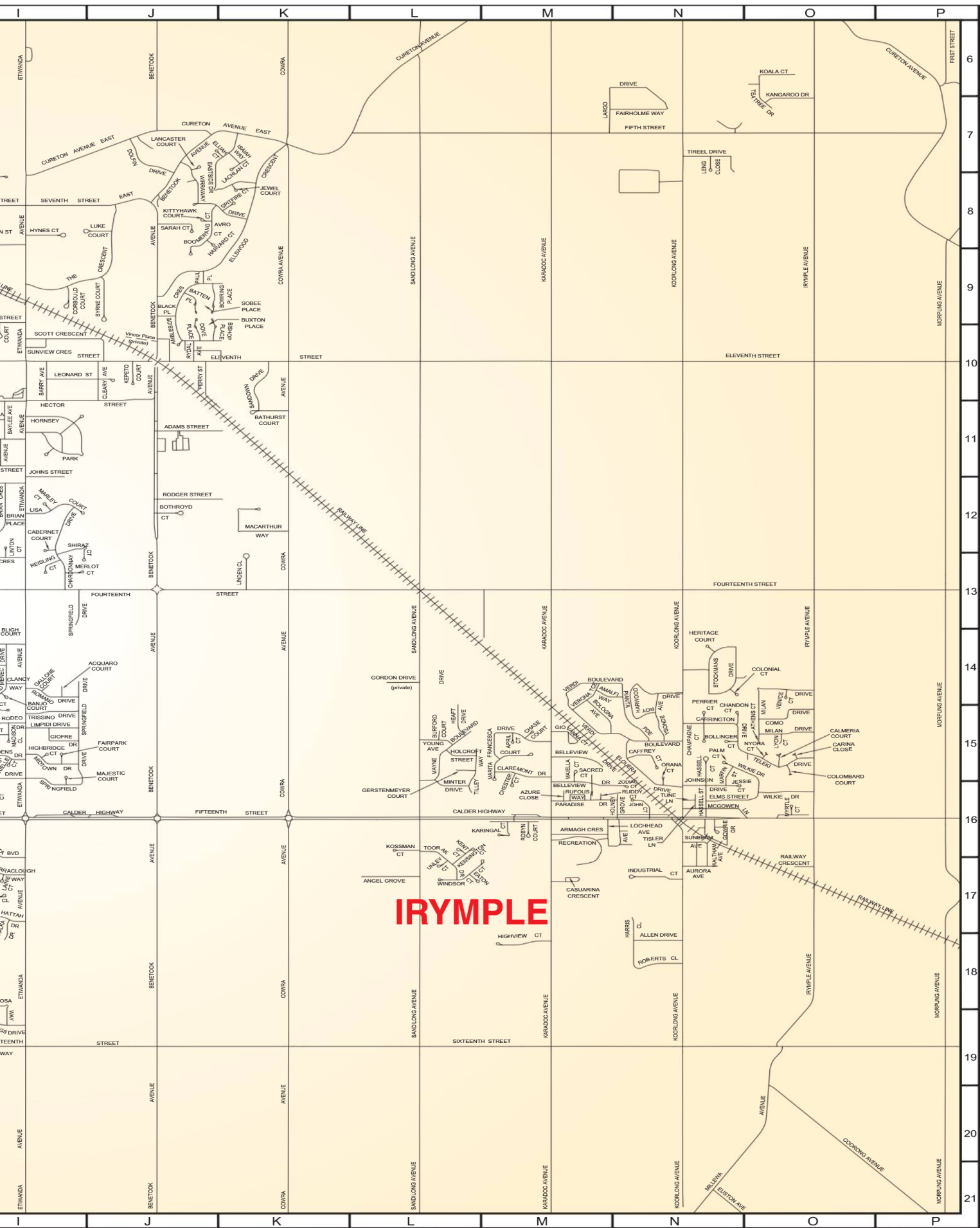
 | See all

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Baymore Rise.....E20	Cureton Avenue East.....D7	Gart Way.....J7	Kurt Way.....D8	Neville Court.....H19	Sarah Court.....J8	Vine Street.....E9
Beasy Court.....E13	Cureton Avenue S/R.....J8	Hancock Lane.....J11	Kunjara Court.....H14	Newman Close.....C19	Sargent Avenue.....H11	Vineleaf Street.....H15
Beauford Heights.....D17	Curran Close (private).....E12	Hanswood Way.....D18	Kurrung Parade.....F11	Niblick Close (private).....C11	Sarnia Avenue.....H11	Wade Avenue.....G12
Beech Avenue.....J11	Currawong Court.....F12	Harbourside Way.....H7	Kyamber Court.....E16	Nicholas Avenue.....E18	Sauer Court.....H13	Wagstaff Lane.....H11
Bejon Court.....E16	Cursaro Drive.....J17	Harlem Court.....D15	Kyle Close.....F13	Ninth Street.....J9	Scherger Drive.....E11	Walnut Avenue.....F17
Belinda Court.....D18	Curtin Close.....G20	Harmony Drive.....G17	Lachlan Court.....K7	Noble Court.....G15	Scho Court.....J10	Walnut Court.....F16
Belle Gardens Drive.....J15	Cynthia Close.....E17	Harris Close.....N18	Laguna Court.....J19	Nonda Close.....F12	Seagull Close.....H8	Walnam Avenue.....H12
Bellevue Drive.....M16	Cypress Avenue.....E9	Harrison Lane.....G8	Laila Court.....D9	Noyce Court.....H13	Sebastien Court.....E14	Walnam Avenue.....N16
Bene Vista Boulevard.....J17	Damen Court.....F17	Hartley Court.....F14	Lainie Court.....J17	Nyora Court.....O15	Semmens Crescent.....H15	Wanera Way.....D7
Benetook Avenue.....J15	Dampier Crescent.....H15	Harvard Court.....J8	Lakepark Boulevard.....D19	Oak Avenue.....H12	Settlers Drive.....H17	Ward Lane.....H11
Bingara Court.....D10	Darlington Parade.....D16	Harvest Court.....J17	Lakeview Court.....E16	Oasis Boulevard.....H18	Seventh Street.....J8	Washington Drive.....E7
Birch Court.....G18	Darling Crescent.....G18	Lawrence Court.....J16	Lancaster Court.....F18	Oaxley Court.....H19	Sharika Court.....C9	Waterside Way.....H7
Birksgate Close.....D17	David Drive.....D18	Hassell Court.....N15	Langdon Court.....J16	Oxley Court.....H19	Sharlind Street.....F11	Watson Avenue.....G20
Birralee Avenue.....G13	Dawn Avenue.....H11	Hassell Street.....N16	Langtree Avenue.....G9	Pacino Court.....G18	Sheridan Court.....G15	Wattle Avenue.....G11
Bishop Place.....J10	Daytona Court.....J15	Hatty Court.....J14	Langtree Mall.....G9	Palm Court.....N15	Sherrin Way.....E18	Wattle Parade.....G10
Black Place.....J9	De Garis Drive.....H15	Hattah Drive.....J17	Lapthorne Court.....H14	Palm Springs Drive.....J19	Shilldards Lane.....G9	Waukerow Way.....F20
Blagus Court.....D17	Deakin Avenue.....G8-21	Hawkes Lane.....H9	Lapthorne Court.....H14	Palm Terrace (private).....G16	Shiraz Court.....J12	Westside Boulevard.....E16
Blair Court.....G13	Dean Court.....E17	Hawthorn Grove.....H12	Lavender Court.....D8	Panorama Drive.....E17	Sirius Court.....E15	Westwind Court.....J19
Bligh Court.....J14	Delta Court.....E16	Hazel Avenue.....J12	Lawsons Ridge.....D16	Paperbark Court (private).....G14	Sixteenth Street.....F19	Wetlands Drive.....F19
Bluebell Court.....J14	Denbeigh Court.....E16	Hazeldene Street.....J12	Le Amon Avenue.....H11	Paradise Drive.....M16	Sky Court.....G17	Wightman Lane.....H9
Bluey Court.....D18	Dennis Avenue.....H13	Heath Drive.....J15	Le Pedeleur Avenue.....F17	Park Way.....F18	Sloane Court (private).....F13	Wilkie Avenue.....E9
Bollinger Avenue.....N15	Deane Jilly Court.....H10	Healy Walk.....G9	Leicester Street.....C10	Pearse Court.....F16	Sobee Place (Parkland).....J9	Wilkie Drive.....N15
Bolton Court.....E19	Desroy Avenue.....E19	Heather Close.....E13	Leichhardt Drive.....H19	Pegler Court.....F17	Soho Court.....E15	Willandra Court.....G14
Boomerang Court.....J9	Diablo Way.....J19	Hector Street.....J11	Lemon Avenue.....H9	Pelican Court.....F13	Sovereign Court.....F15	Williams Avenue.....G15
Boronia Court (private).....G14	Diamond Court.....F16	Heidi Court.....C9	Lemon Place.....H8	Perrier Court.....N15	Spitfire Court.....K8	Willow Grove.....F10
Bothroyd Court.....J12	Dochiera Court.....H18	Helen Court.....F15	Leonard Street.....J10	Perry Street.....J10	Springfield Drive.....J17	Wills Court.....H18
Bottams Street.....J16	Dockside Drive.....H7	Heley Court.....E19	Lever Court.....H15	Peter Court.....D9	St. Helens Rise.....D15	Wilson Court.....E13
Bottlebrush Court (private).....G14	Dolphin Drive.....J7	Henderson Place.....H10	Liberty Court.....F18	Peter-John Court.....C10	St. Neots Court.....H13	Windfall Way.....E19
Bounty Crescent.....E19	Dominic Court.....C9	Henrys Run Drive.....D17	Lilly Court.....F14	Petrucchi Way.....C9	Standford Rise.....D13	Windsor Court.....L17
Bowen Crescent.....F11	Donmaria Court.....D9	Herbert Court.....J17	Lilley Lane.....E8	Pevensy Grove.....D8	Star Court.....E16	Wingillie Street.....F10
Bowering Lane.....G9	Douglas Avenue.....H9	Heritage Court.....N14	Lime Avenue.....C9	Philippa Crescent.....E18	Steedman Lane.....F9	Wirraway Drive.....J8
Boyden Street.....G11	Dove Place.....J10	Heron Avenue.....E8	Limestone Court.....D18	Pia Court.....J17	Stephanie Street.....E19	Wisteria Way.....D16
Bozz Court.....F19	Downie Drive.....F15	Hillcrest Close.....C10	Limpidi Drive.....H15	Pine Avenue.....F9	Stevens Street.....E8	Wittman Avenue.....G15
Braide Lane.....J8	Dr. Abramowski.....F13	Holcroft Street.....L15	Linden Close.....K13	Plantation Street.....G15	Stockdale Court (private).....F13	Woodham Avenue.....G11
Brampton Way.....D16	Driftsdown Court.....D17	Hollywood Boulevard.....G18	Linney Road.....J14		Stockmans Drive.....N14	Woodley Drive.....F17
Brando Court.....G18	Dundas Court.....H14	Highbridge Court.....J15	Linton Court.....J13		Streissand Court.....G19	Woodstock Drive.....F17
Brassie Place (private).....D11	Dune Drive.....H18	Highfield Drive.....F20	Lintons Lane.....G12		Stuart Avenue.....F10	Woorkat Court.....F11
Brent Court.....C9	Duneden Close.....E16	Highview Court.....M18	Lisa Court.....J18		Studley Drive.....F20	Woorlong Court (private).....H10
Brentwood Avenue.....J11	Dunlop Court.....F18	Hillcrest Close.....C10	Liv Close.....F18		Sturt Court.....H18	Wren Close.....F12
Brian Crescent.....J12	Dunning Drive.....F17	Holcroft Street.....L15	Loke Road.....E19		Sturt Highway.....G17	Wright Court.....E11
Brian Street.....J12	Durham Avenue.....C8	Hollywood Boulevard.....G18	Lubbo Street.....E17		Suffolk Drive.....C8	Wyndham Court.....H14
Bridge Way.....C8	Dyar Avenue.....C9	Holney Grove.....N16	Lucky Court.....G15		Summerhill Drive.....F17	Yanina Close.....F12
Briels Way.....C8	Eaglesham Street.....H11	Holnoske Way.....E17	Lubbo Street.....E17		Sunbeam Avenue.....N16	Young Avenue.....L15
Brookville Avenue.....E21	Eastside Drive.....J7	Homebush Court.....E14	Luckymack Way.....E19		Sunrise Drive.....H18	Ysone Avenue.....N15
Brodie Close.....E15	Eastwood Drive.....G18	Homeside Drive.....F17	Luke Court.....J18		Sunset Court.....F17	hoe Court.....C8
Brooks Drive.....G16	Eaton Court.....L17	Homesuckle Close.....F14	Luke Road.....E19		Sunview Crescent.....J10	odiac Court.....N16
Bruce Avenue.....G20	Edmund Barton Court.....F18	Hood Court.....B12	Luke Road.....E19			
Brown Street.....H11	Edwards Court.....J16	Hornsey Park.....J11	Luke Road.....E19			
Bundarra Court.....H13	Eighth Street.....J8	Hoyts Drive.....G19	Luke Road.....E19			
Burford Court.....L15	Eileen Street.....G16	Hudson Court.....D15	Luke Road.....E19			
Burke Court.....H18	Eleventh Street.....K10	Hugh King Drive.....H7	Luke Road.....E19			
Burnside Way.....F17	Elijah Court.....K7	Hunter Street.....H12	Luke Road.....E19			
Burnside Street.....H12	Elizabeth Avenue.....G12	Hyder Drive.....F14	Luke Road.....E19			
Busch Place.....J12	Elizabeth Court.....H13	Hydro Court.....H13	Luke Road.....E19			
Buxton Place (Parkland).....J9	Ellen Court.....D8	Hynes Court.....J8	Luke Road.....E19			
Byrne Court.....J9	Ellswood Crescent.....J9	Ian Street.....D17	Luke Road.....E19			
Cabernet Court.....J12	Elms Street.....O16		Luke Road.....E19			

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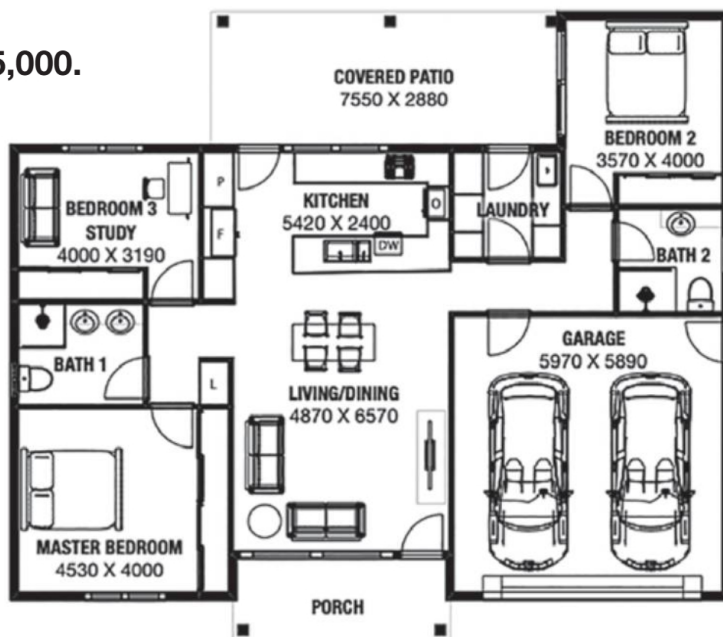
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