

SunraysiaDaily

Friday 29 May 2026 – Saturday 30 May 2026

REAL ESTATE GUIDE



SHOWSTOPPING ENTERTAINER

12A Claremont Drive, Irymple

See Home Focus on Page 9

RayWhite

Selling your home?

Advertise your property in the Sunraysia Daily Real Estate Guide and get results.

SunraysiaDaily
REAL ESTATE GUIDE



12861214-AB16-26





SALE

5 Begg Court,
Red Cliffs

Positioned within a beautiful neighbourhood and offering the perfect balance of space, comfort and functionality, this impressive family home is ready to welcome its next owners. Set on a generous 1,112m² allotment, this quality residence delivers everything growing families, entertainers and lifestyle buyers have been searching for.

Boasting four spacious bedrooms, two well-appointed bathrooms and a double car garage, the home has been thoughtfully designed for modern living. At the heart of the property is the expansive open-plan kitchen, dining and living area, creating a warm and inviting space for everyday family life, while an additional separate lounge room provides the flexibility for a second living zone, media room or quiet retreat.

■ We bring the *whole* team

Ray White Mildura 03 5021 9500



4  2  2 

All bedrooms are complete with ceiling fans for year-round comfort, while the seamless indoor-outdoor flow leads to an outstanding undercover entertaining area, perfect for hosting family gatherings and weekend barbecues in every season. Adding even more appeal is the large shed with convenient rear lane access, offering excellent storage, workspace potential or room for additional vehicles, trailers or recreational equipment. Combining generous proportions, practical features and an enviable family-friendly location, this is a property that truly offers lifestyle, space and endless opportunity.

Sale
\$789,000 - \$867,900

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

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

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

raywhitemildura.com.au

12872372-MR22-26



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SALE

12A Claremont Drive, Irymple

This near-new recycled brick residence, a true lifestyle property of scale, quality and serious entertaining power, set on a rare 2,196sqm allotment in one of Irymple's most impressive locations. Designed for families who want space, flexibility and premium finishes, the home offers four bedrooms, including a stunning master suite with a luxurious ensuite. A separate study with built-in desks provides an ideal work-from-home space, while three internal living zones, including a theatre room, kids' retreat and open plan family area, ensure everyone has room to spread out.

■ We bring the *whole* team

Ray White Mildura 03 5021 9500

4 🚗 3 🚿 2 🚗 1 📖 1 🏊

Sale
Fixed Date
\$1,650,000 - \$1,815,000

View
Sat 9:30 - 10:00am

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

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

raywhitemildura.com.au



RayWhite

SALE

29/217 Thirteenth Street, Mildura

Near-new home located in the tightly held pocket of Curran Close. Within walking distance to both public & private hospitals, along with doctors clinics the near new home offers low maintenance living at it's finest. The two year old brick veneer home offers four generous bedrooms, along with three living areas spread across an appealing floorplan. The master bedroom features walk-in robe and en-suite bathroom, while all three other bedrooms offer built-in robes. The kitchen provides all the modern conveniences you could wish to hope for.

■ We bring the *whole* team

Ray White Mildura 03 5021 9500

4 🚗 2 🚿 2 🚗

Sale
\$649,000 - \$713,000

View
Sat 12:30 - 1:00pm
Tue 12:30 - 1:00pm

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

raywhitemildura.com.au

12872375-AB22-26



SALE

16 Hornsey Park, Mildura

Three bedroom cement render home. Close to park, convenience store, schooling and sporting facilities. Ducted evaporative cooling and lounge room with open fireplace. All three bedrooms are of a great size. While the kitchen & dining are combined. Paintwork and flooring were updated approximately five years ago. Side access to the spacious & fully fenced rear yard offering garden shed is situated on a 689m2 allotment. This must-see home is conveniently located within easy reach of everything you could need.

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Ray White Mildura 03 5021 9500



Sale
\$374,000 - \$411,000

View
Sat 10:00 - 10:30am
Wed 12:30 - 1:00pm

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

raywhitemildura.com.au



SALE

3011 Benetook Avenue, Mildura

Three bedroom home on 3,000m2 (3/4 acre) with ample shedding of 11m x 17m (approx). Only five minutes to Mildura Central shopping plaza and 10 minutes drive to Mildura's CBD. Open plan living with split system heating/cooling, along with split systems & ceiling fans in bedrooms 1 & 2. Functional kitchen with freestanding electric oven & cooktop plus dishwasher. The American barn-style shed offers high clearance, concrete floor, lights, power, sink, toilet & kitchenette. Large pitched roof entertaining area overlooking the grassed rear yard, fernery & fish pond.

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Ray White Mildura 03 5021 9500



Sale
\$500,000 - \$550,000

View
Sat 2:30 - 3:00pm

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

raywhitemildura.com.au

12872377-AB22-26



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SALE

2/129 Orange Avenue, Mildura

Perfectly positioned with an inner-city location come for sale this front two bedroom brick unit. Appealing to the investor, it is nestled close to many working facilities along Madden and Deakin Avenue and with walking distance to the Mildura RSL. Updated improvements made - the internal area comprises of a good sized open plan living area, kitchen with electric cooking/ dishwasher, bathroom with shower, heating/ cooling options, BIR's and storage. Externally you find the secure low maintenance yard and single car accommodation.

■ We bring the *whole* team

Ray White Mildura 03 5021 9500

2 1 1

Sale
\$355,000 - \$385,000

View
Wed 4:45 - 5:15pm

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

raywhitemildura.com.au



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SALE

1/129 Orange Avenue, Mildura

Perfectly positioned with an inner-city location come for sale this front two bedroom brick unit. Appealing to the investor, it is nestled close to many working facilities along Madden and Deakin Avenue and with walking distance to the Mildura RSL. Presented clean and tidy the internal area comprises of a good open plan living area, kitchen with electric cooking, bathroom with shower and storage. Externally you find the secure low maintenance yard and single car accommodation. With low outgoings this is simply a great spot and will not last - Inspections are a must!

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Ray White Mildura 03 5021 9500

2 1 1

Sale
\$290,000 - \$315,000

View
Sat 10:00 - 10:30am
Tue 4:45 - 5:15 pm

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

raywhitemildura.com.au

12872378-AB22-26



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SALE

16 Central Park Drive, Mildura

Positioned in a beautiful and convenient location, this well-presented four-bedroom home offers the perfect balance of modern comfort and functional design. Set on a generous 585m² allotment, the home welcomes you with its stylish façade.

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Sale
\$650,000 - \$715,000

View
Sat 10:30 - 11:00am

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

raywhitemildura.com.au



SALE

2/1 Mansell Drive, Mildura

Positioned in a prime location, this charming brick veneer two-bedroom unit presents an exciting opportunity for first home buyers, investors or those looking to add their own personal touch.

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Ray White Mildura 03 5021 9500

Sale
\$325,000 - \$357,500

View
Appointments available via
raywhitemildura.com.au

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

raywhitemildura.com.au



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SALE

101 Commercial Street, Merbein

One of the most majestic buildings in Merbein has been restored to its former glory. Extensively renovated, yet keeping the rich history of the former State Savings Bank of Victoria building.

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

Sale
\$1,050,000 - \$1,150,000

View
Sat 1:30 - 2:00pm

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

raywhitemildura.com.au



SALE

10 Mayfield Rise, Mildura

Set on a substantial 1,129sqm allotment in a tightly held Mildura pocket, this is a home that immediately feels special. The location is known for its established family appeal and convenient access to schools, parks and shopping.

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Ray White Mildura 03 5021 9500

Sale
\$1,030,000 - \$1,133,000

View
Sat 10:15 - 10:45am

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

Christian Sapuppo
0428 545 385
christian.sapuppo@raywhite.com

raywhitemildura.com.au



12872379-AB22-26



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SALE

3 2 2

73 Tapio Street, Dareton

Situated on approx. 892m2 comes for sale this fully renovated home, which offers all the requirements in a property that you are looking for.

Sale
\$399,000 - \$438,000

View
Sat 12:00 - 12:30pm

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

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Ray White Mildura

raywhitemildura.com.au



SALE

3 1 2

4 Marion Court, Mildura

Positioned within a quiet court setting in Mildura, this well-maintained three-bedroom home offers a practical combination of comfort, convenience and valuable extras - all set on an approx. 689m² allotment.

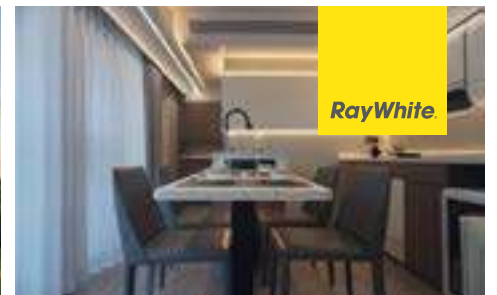
Sale
\$499,000 - \$548,000

View
Sat 11:00 - 11:30am

Christian Sapuppo
0428 545 385
christian.sapuppo@raywhite.com

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raywhitemildura.com.au



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SALE

1 1

Transvilla, Mildura

A smarter, faster and far more exciting way to add premium extra space, accommodation or income potential. Right now, buyers can use code RAYWHITE5000 on the Transvilla website to receive a \$5,000 discount.

Sale
\$158,000

View
Appointments available via raywhitemildura.com.au

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

Christian Sapuppo
0428 545 385

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SALE

4 2 2

31 Hunter Street, Mildura

Centrally located & renovated four bathroom home with two bathrooms. The kitchen and main bathroom are both brand new, with the front half of the home being fully repainted, plus having new flooring recently installed.

Sale
\$440,000 - \$484,000

View
Sat 11:30- 12:00pm

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

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SALE

4 2 2

19 Villiva Drive, Mildura

Set on approximately 862sqm, this four-bedroom, two-bathroom home combines generous living, excellent side access and a poolside setup that makes an immediate impression. The home offers multiple living zones that make everyday family life easy.

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

View
Sat 9:30 - 10:00am

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

Christian Sapuppo
0428 545 385
christian.sapuppo@raywhite.com

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

raywhitemildura.com.au



RayWhite

SALE

3 1 1

14 Dawn Avenue, Mildura

Set within walking distance to schooling and sporting facilities is this cement rendered three bedroom home with open plan living. Previously leased, this home makes an ideal first home or investment.

Sale
\$409,000 - \$449,000

View
Sat 10:45 - 11:15am

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

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Ray White Mildura

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12872381-AB22-26



A SHOWSTOPPING IRYMPLE ENTERTAINER ON 2196SQM

DAMIAN Portaro principal and managing director proudly presents for sale this near-new recycled brick residence, a true lifestyle property of scale, quality and serious entertaining power, set on a rare 2196sqm allotment in one of Irymple's most impressive locations.

Designed for families who want space, flexibility and premium finishes, the home offers four bedrooms, including a stunning master suite with a luxurious ensuite. A separate study with built-in desks provides an ideal work-from-home space, while three internal living zones, including a theatre room, kids' retreat and open plan family area, ensure everyone has room to spread out.

At the heart of the home is a beautifully finished kitchen with concrete benchtops, a walk-in pantry and strong connection to the meals and living zone. From here, the dining area flows seamlessly to the enormous outdoor entertaining area, complete with decking, kitchenette and open fireplace, creating a space made for long lunches, celebrations and relaxed evenings with friends.

The pool zone is another standout, with a stunning heat pump heated pool for year-round enjoyment and an adjoining pool

room that takes entertaining to another level. Complete with kitchenette, bar, keg refrigerator and beer taps, plus an outdoor shower and outside toilet, this is a property built to be enjoyed.

The enormous 16m fully insulated and lined shed includes a bathroom and mezzanine floor, with excellent access and enough turning room to easily reverse caravans, boats, trailers or toys. Add in a large rear yard, half-court basketball court, ducted vacuum, dual climate systems, 10kW inverter with 14.8kW of solar panels, FTTP internet, business-grade Wi-Fi points, Cat6 cabling, camera system and insulated internal walls, and you have a home that has been future-proofed with genuine thought.

All of this sits within minutes' walk of the local pub and supermarket, while Irymple remains highly regarded for having one of the most sought-after schools in the district.

This is more than a home. It is a complete family lifestyle package. ●

RayWhite



HOME ESSENTIALS

Address: 12A Claremont Drive, IRYMPLE **Description:** 4 bedrooms, 2 bathrooms, 2 garage **Price:** \$1,650,000-\$1,815,000 **Inspect:** Saturday 9.30am-10am

Contact: Damian Portaro 0419 838 743 or Katrina Wooton 0431 249 801, RAY WHITE MILDURA



A GOLDEN OPPORTUNITY AWAITS

POSITIONED just minutes from the Mildura CBD and Riverfront precinct, 33 Golden Ash Drive delivers the perfect balance of family living, outdoor enjoyment and impressive shedding on a generous 1,172m² (approx.) allotment.

Inside, the home offers four bedrooms, all complete with built-in robes, along with a versatile study positioned at the front of the home. The master is supported by an ensuite, while a second central bathroom adds further convenience for families. Tiled flooring throughout the home ensures low-maintenance living, complemented by ceiling fans in each bedroom.

The kitchen is equipped with a gas cooktop, dishwasher and practical storage, flowing through to the adjoining living and dining spaces to create a functional hub for everyday living. Comfort is well catered for year-round with ducted gas heating, ducted evaporative cooling and the added benefit of three split systems throughout the home, supported by a 7kW solar system with 20 panels for improved energy efficiency.

Stepping outside, the property truly comes into its own. A covered outdoor entertaining area overlooks the inground solar-heated pool, creating an ideal space to relax or entertain family and friends. The standout feature is the substantial 16m x 8m (approx.) shed, complete with a carpeted room fit out with air-conditioning and toilet, a designated workspace and ample room for storage or projects.

A separate pool shed houses the pool pump, while additional space is available for secure parking of a caravan or boat, all accessible via convenient side driveway access.

With its blend of indoor comfort, outdoor entertaining and exceptional shedding, this home delivers the space and flexibility to enjoy everyday living your way. ●

ONE AGENCY
MILDURA



HOME ESSENTIALS

Address: 33 Golden Ash Drive, MILDURA **Description:** 4 bedrooms, 2 bathrooms, 2 garage, pool **Price:** \$750,000 - \$825,000 **Inspect:** Saturday 11:00am - 11:30am

Contact: Mark Thornton 0408 534 772, ONE AGENCY MILDURA

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3 Tyers Court, Merbein

🛏️ 3 | 🐾 2 | 🚗 2

The Tyers Choice

For sale

Positioned in a quiet court location, this home offers a practical layout and easy living on approximately 785m². This home presents a great opportunity for a range of buyers, from those looking to move in and enjoy to investors seeking a well-positioned addition to their portfolio.

Price \$525,000 - \$575,000

Viewing Sat 30th May, 9:00am - 9:30am

Contact Mark Thornton 0408 534 772



33 Golden Ash Drive, Mildura

🛏️ 4 | 🐾 2 | 🚗 2 | 🦿 1

A Golden Opportunity Awaits

For sale

Positioned minutes from the Mildura CBD and Riverfront precinct, with its blend of indoor comfort, outdoor entertaining and exceptional shedding on a generous 1,172m² (approx.) allotment, this home delivers the space and flexibility to enjoy everyday living your way.

Price \$750,000 - \$825,000

Viewing Sat 30th May, 11:00am - 11:30am

Contact Mark Thornton 0408 534 772



25/271-285 Tenth Street, Mildura

🛏️ 1 | 🐾 1 | 🚗 2

Westside Gardens Living

For sale

Positioned within the well-regarded Westside Gardens Residential Village, this neat one bedroom home offers a comfortable and low-maintenance lifestyle within a welcoming community setting. PLEASE NOTE: this is a strictly over 50's village for owner occupiers.

Price \$190,000 - \$209,000

Viewing Sat 30th May, 10:30am - 11:00am

Contact Mark Thornton 0408 534 772



1/38 Montana Drive, Mildura

🛏️ 4 | 🐾 2 | 🚗 2

The Montana Move

For sale

Positioned in a convenient Mildura location, this beautifully designed home offers a functional layout and easy-care living, ideal for families, first home buyers or investors. Outside, a covered decking area provides a great space to relax or entertain, directly off the main living zone.

Price \$545,000 - \$595,000

Viewing Sat 30th May, 10:00am - 10:30am

Contact Mark Thornton 0408 534 772



PRIME COMMERCIAL SHEDDING DEVELOPMENT

POSITIONED on Mildura's tightly held Tenth Street, this modern commercial warehouse development represents a rare opportunity to secure a premium-grade industrial asset in a rapidly growing regional hub.

Featuring striking modern facades, roller door access, ample on-site parking, and reinforced tilt panel construction, these architecturally designed warehouses offer unmatched durability, security, and functionality.

Whether you're an owner-occupier or savvy investor, this development is designed to meet the demands of today's industrial and commercial sectors.

Built by industry leaders King Construction

Group, further cementing a genuine and great property investment.

Designed to impress, this brilliant modern shed will sell fast.

Secure now before it's too late.

Shed 12 - \$300,000 plus GST- 102m².

Shed 13 - \$590,000 plus GST- 217m².

Shed 16 - \$590,000 plus GST- 215m².

Shed 17 - \$590,000 plus GST- 215m².

Shed 26/27 - for sale plus lease - \$1,050,000 plus GST - 519m². ●



COMMERCIAL ESSENTIALS

Address: 39-41 Tenth Street, MILDURA **Price:** From \$300,000 plus GST **Inspect:** By appointment

Contact: Ryan Tierney 0400 503 052, email: ryan@trem.com.au, TIERNEY REAL ESTATE

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5 Rake Place, Mildura

\$860,000 - \$920,000

4 Bed | 2 Bath | 2 Car

LUXURY LIVING WITH SPACE & STYLE

- ◆ Positioned within the Mildura Golf Resort, this impressive residence delivers a lifestyle of comfort and sophistication.
- ◆ Inside, soaring feature ceilings & beautifully appointed formal and casual living zones. The kitchen features quality appliances, generous bench space and a butler's pantry, seamlessly flowing into the expansive open plan living and dining area.
- ◆ Outdoor entertaining area features plantation shutters and overlooks the golf course and surrounding parklands.
- ◆ This home offers resort style living in a truly exceptional setting.
- ◆ Step inside and imagine the next chapter this property is ready to offer.



Josh Berry 0417 122 396

OPEN: Saturday 10:00 AM - 10:30 AM

PROPERTY MANAGEMENT

DONE DIFFERENTLY.



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QUALITY TENANTS
Thorough screening for great long-term results.



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122-124 Lime Avenue

Mildura VIC 3500

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TIERNEY

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QUALITY FAMILY LIVING WITH SPACE TO MATCH

BEAUTIFULLY built by Dunning Homes, this spacious family residence combines quality craftsmanship with practical everyday living.

Featuring nine-foot ceilings and generous proportions throughout, the home offers multiple living zones including a separate lounge and an open plan living and meals area.

The well-appointed kitchen includes a 900mm gas cooktop, electric oven, breakfast bar, ample storage, and direct garage access for added convenience.

The oversized master bedroom is complete with a walk-in robe, double vanity ensuite, and a private retreat ideal for a study or sitting area, while the remaining bedrooms are all generously sized with built-in robes.

Comfort is assured year-round with reverse cycle ducted heating and cooling throughout.

Outside, a covered alfresco area with ceiling fans overlooks the spacious and established backyard, all set on an impressive 923m² (approx.) allotment with side access, a large tradesman-sized shed, and additional garden shed.

Positioned close to schools, public transport, local amenities, and scenic wetland walking tracks, this is a fantastic opportunity for families seeking both comfort and convenience. ●

 **Professionals**

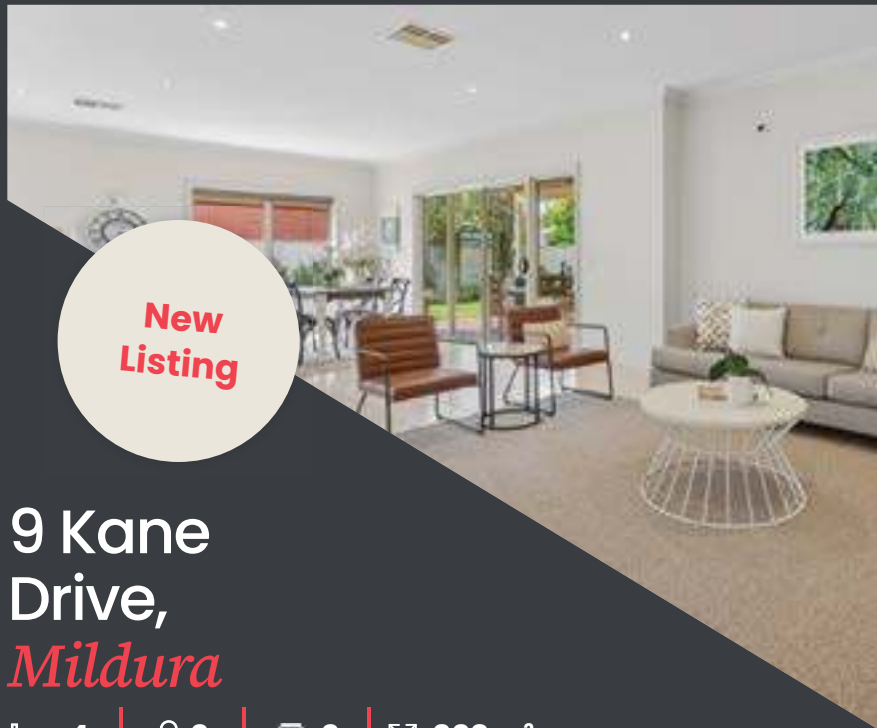


HOME ESSENTIALS

Address: 9 Kane Drive, MILDURA **Description:** 4 bedrooms, 2 bathrooms, 2 garage **Price:** \$749,000 - \$823,900 **Inspect:** Saturday 12:00-12:30pm

Contact: Tony Roccisano 0418 502 101 and Marcus Coppola 0411 246 213, PROFESSIONALS MILDURA

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New Listing

9 Kane Drive, Mildura

🏠 4 | 🛏 2 | 🚗 2 | 📏 923m²

- Spacious family residence combining quality craftsmanship with practical everyday living
- Well-appointed kitchen with gas cooktop
- Oversized master bedroom with walk-in robe
- Covered alfresco area with ceiling fans
- Spacious and established backyard

PRICE
\$749,000 - \$823,900

INSPECTION
Sat 30 May 12:00 - 12:30pm

Marcus Coppola
0411 246 213

Tony Roccisano
0418 502 101



New Listing

18/265-283 Twelfth Street, Mildura

🏠 2 | 🛏 1 | 🚗 1 | 📏 313m²

- Low maintenance property ideally located next to the Mildura Golf Course
- Large open plan living area, new floor coverings, new blinds
- Fully fenced yard with single lock up garage under the main roof, and easy-care gardens
- Rental appraisal \$450.00 per week

PRICE
\$440,000 - \$460,000

INSPECTION
Sat 30 May 11:15 - 11:45am

Jason Lawler
0417 248 002



New Listing

139 San Mateo Avenue, Mildura

🏠 4 | 🛏 1 | 🚗 1 | 📏 479m²

- Packed with character and future potential
- Timber floorboards throughout add warmth and timeless appeal
- Three well-sized bedrooms, spacious lounge room and separate dining area
- Convenient location close to schools, shopping, cafés and everyday amenities

PRICE
\$390,000 - \$429,000

INSPECTION
Sat 30 May 9:00 - 9:30am

Marcus Coppola
0411 246 213

Tony Roccisano
0418 502 101



New Listing

218 Woodham Avenue, Mildura

🏠 3 | 🛏 2 | 🚗 3 | 📏 920m²

- Excellent opportunity for investors seeking immediate rental return
- Currently leased on a fixed tenancy at \$420 per week
- Three bedrooms, two bathrooms, a spacious formal lounge, kitchen and meals area
- Future townhouse subdivision potential (STCA)

PRICE
\$540,000 - \$585,000

INSPECTION
Sat 30 May 10:00 - 10:30am

Marcus Coppola
0411 246 213

Tony Roccisano
0418 502 101



New Listing

85 Jacaranda Street, *Red Cliffs*

🏠 3 | 🛏️ 1 | 🚗 2 | 📏 766m²

- Features include under cover entry with courtyard
- 3 large bedrooms with built in robes
- Huge solid timber kitchen
- Massive open plan family room perfect for large gatherings
- Under cover entertaining area, low maintenance gardens, workshop, rear lane access with carport

PRICE
\$545,000 - \$575,000

INSPECTION
Sat 30 May 10:00 - 10:30am

Jason Lawler
0417 248 002



For Sale

13 Grandview Way, *Mildura*

🏠 4 | 🛏️ 2 | 🚗 4 | 📏 4003m²

- A rare and prestigious opportunity awaits in one of Mildura's most tightly held streets, just a short stroll from the iconic Murray River.
- Luxurious master suite with full ensuite
- Plus large study/fifth bedroom
- Expansive outdoor entertaining area overlooking the in-ground pool

PRICE
\$1,175,000 - \$1,850,000

INSPECTION
By Appointment

Jason Lawler
0417 248 002
Tony Roccisano
0418 502 101



For Sale

323 Eleventh Street, *Mildura*

🏠 3 | 🛏️ 2 | 🚗 2 | 📏 660m²

- Beautifully renovated home delivers a modern, low-maintenance lifestyle in a highly sought-after central location
- Stunning updated kitchen, and stylishly renovated bathrooms
- Newly decked entertaining area provides the ideal space for relaxing or hosting, surrounded by low-maintenance, established gardens

PRICE
\$580,000 - \$620,000

INSPECTION
Sat 30 May 11:00 - 11:30am

Marcus Coppola
0411 246 213
Tony Roccisano
0418 502 101



For Sale

174 Ninth Street, *Mildura*

🏠 4 | 🛏️ 2 | 🚗 2 | 📏 562m²

- Blends timeless charm with modern comfort
- High ceilings and expansive windows
- Full-width bi-fold doors to the outdoor decking
- Complete with pool & established gardens
- Ideally positioned close to the Mildura CBD

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

INSPECTION
Sat 30 May 11:00 - 11:30am

Tony Roccisano
0418 502 101



**AUCTION
DATE CHANGE
18th June**

Lot 1, 225 Stewart Road, *Red Cliffs*

🏠 4 | 🚗 2 | 🚗 2 | 📏 3000m²

- Lifestyle residence in a tranquil rural setting
- Large alfresco area and double carport
- Renovated kitchen / dining area, and large living room
- Ducted reverse cycle air conditioning throughout

AUCTION
Thurs 18th June, 12noon
Onsite

INSPECTION
By Appointment

Tony Roccisano
0418 502 101



**EOI Closing
5th June
2pm**

Lot 2, 225 Stewart Road, *Red Cliffs*

📏 20Ha

- The property consists of 2 separate holdings in close proximity on 3 titles - Stewart Road, Konnung Avenue and Nursery Ridge Road, Red Cliffs
- Quality deep rich loamy soil
- All plantings on State of the Art trellis system
- 171.5 megalitre AUL

SALE
EOI Closing 2pm, Fri 5th June

INSPECTION
By Appointment

Tony Roccisano
0418 502 101



*Leaders
in
Commercial*

Warehouses 1-8, 67-71 Eighth Street, *Mildura*

🏠 8 | 🚗 22 | 📏 2200m²

- Architecturally designed industrial business hub
- Building areas ranging from 171m² to 212m²
- 6m internal wall height, 3-phase power available
- Air conditioning and abundant natural light
- Smart design built-in climate features

PRICE
Contact Agent

INSPECTION
By Appointment

Tony Roccisano
0418 502 101



*Leaders
in
Commercial*

69 Langtree Avenue, *Mildura*

📏 475m² | 📏 475m²

- Positioned within the Mildura Mall, this outstanding commercial investment presents a rare opportunity to secure a high performing asset with a proven, recession resistant tenant
- Secure lease to established Amcal pharmacy
- Recently renovated, high-quality fit-out

PRICE
Price on Application

INSPECTION
By Appointment

Marcus Coppola
0411 246 213
Tony Roccisano
0418 502 101



Leaders
in
Commercial

4463 Benetook Avenue, *Koorlong*

Prime Industrial Complex

↗ ↘ **120Ha**

Offering in two parts, land and infrastructure/
milling and processing plant.

- Currently used for stock feed milling and commodity storage
- Main milling facility, storage shed, 8-bay machinery shed, office and amenities building
- Information Memorandum available

PRICE

Price on Application

INSPECTION

By Appointment

Loretta Paiano

0418 596 789

 **TERRY
ESTATE**
Mildura



For Sale

15 Terry Court, *Mildura*

Terry Estate – A Family Lifestyle

↗ ↘ **300m² – 994m²**

Mildura's newest and most exciting Land Estate.
These centrally located allotments comprise sizes
ranging from 300m² to a huge 994m².

- Minutes' walk to Aldi, Mildura Central Shopping Centre & many more community facilities
- Take advantage of the quiet court location

PRICE

Contact Agent

INSPECTION

By Appointment

Sandhu Baljinder

0430 181 375

HEART OF THE HOME

WHEN planning a new kitchen or renovating an older one, it is best to start with a budget and stick to it.

There will be a few added extras that are not included in the initial plans, such as plumbing alterations, power issues and floor surfaces, so having a little extra in reserve is handy.

The kitchen plan should be people-friendly and make it easy to work within.

Ideally kitchen appliances should be within a couple of steps of the centre of the kitchen, which allows them to be within easy reach.

Depending on the situation you may need to install a new oven, stove top or fridge so choose carefully to get the most benefit within your budget.

There is so much to choose from when it comes to bench tops, cabinets, walls and flooring, allowing for personal style and needs.

Choosing factors such as looks, durability, hygiene, safety and maintenance are key as you want a concept that will not date quickly.

Electrical and lighting is usually one of the bigger issues when renovating a kitchen,



so try to work with the systems in place, otherwise it could get costly.

If you want to revamp the lighting why not look at skylights as a natural alternative.

Lighting should also be taken into account over the kitchen sink and stove top.

Once you have an idea on how you want your kitchen to look, it is time to engage a cabinetmaker, plumber and electrician to make your dream kitchen a reality.

If it is possible, ensure you have all the quotes and contracts finalised before one of the trades starts so it becomes a smoother process and it is completed in a timely manner.

Purchase or choose the larger items such as oven, stove top and kitchen sink once the quotes have been accepted as delivery dates can also become a problem and halt proceedings. ●



Accelerating success.

Colliers

Manta Farms A Modern, Vertically Integrated Table Grape Operation in the Sunraysia Region



For Sale



615 Fifth Street, Merbein West via Mildura, VIC
For Sale by Expression of Interest closing Thursday 2 July 2026 at 2pm (AEST)



Total area of 117ha* with 91ha* planted



Vertically integrated enterprise



Diversified proprietary varietal profile



Packing shed with 1,152m² cold storage



59 megalitre storage dam, fully lined



Ideal Sunraysia location with access to labour

Manta Farms represents a compelling opportunity to acquire an exceptionally well-developed asset, offering a long runway of future cashflows. It is one of the largest turnkey, vertically integrated table grape enterprises in the Sunraysia region, targeting premium early and late export windows.



Jesse Manuel
0421 550 242

Tim Altschwager
0408 814 699

Will Sumner
0488 942 111

Duncan McCulloch
0416 047 484

colliers.com.au/mantafarms

* Approx.

12870127-MR21-26



CHARM, CHARACTER AND BANG UP TO DATE!

THIS character three bedroom home will certainly steal your heart

Stepping through the cottage style gate you will immediately feel the pull of the original weatherboards and sash windows

Then as you enter through the front door you will say 'wow' at the beautiful and thoughtful renovation that has occurred, bringing this perfect property right up to date

The open plan living L-shapes around providing defined spaces for both dining and lounge

Whilst the adjoining kitchen has a breakfast bar with seating for four, a dishwasher and gas cook top

An en suite has been included with one of bedrooms and the main bathroom is also updated

The backyard is very low maintenance and comes complete with an external office, ideal for working from home, and rear lane access into the double carport

With its location on the doorstep of the City Heart and only a few hundred metres from the Marina Complex and Murray River - what are you waiting for? ●



HOME ESSENTIALS

Address: 37 Ruby Avenue, MILDURA **Description:** 3 bedrooms, 2 bathrooms, 2 carports **Price:** \$499,000 - \$548,900 **Inspect:** Saturday 10:30 - 11:00

Contact: Patrick Gray 0484 724 450, email: pgray@ctfnre.com.au, COLLIE & TIERNEY MILDURA

20 Sunraysia Daily Real Estate Guide



IRYMPLE

🏠 4 🌳 2 🚗 2



THIS ONE HAS IT ALL!

- Onorato built about 6 years ago, it is a lovely, modern home with well established, low maintenance landscaping & set on a substantial block of approximately 871m2
- There is a separate lounge, spacious open plan family, meals & massive walk in pantry
- The kitchen has a double oven, gas cook top, dishwasher & a breakfast bar
- There is ducted reverse cycle, double glazing & the main br has a huge walk in robe & en suite
- Outside the entertaining space is under the main roof and across the lawn there is a fire pit area
- The tradesman sized shed has its own separate driveway access and comes complete with 3 phase power - what more could you want other than the keys to this magnificent home

FOR SALE

Photo ID required

\$789,000 - \$867,000

Saturday 11:00 - 11:30

3 Eaton Court

Sam Alvey

0498 567 824



MILDURA

COMMERCIAL

AUCTION



SHOWROOM, SHED & WORKSHOP

- Located on the City Heart side of the Commercial sector on approx. 1,000m²
- Shed of approx. 55 x 9m in total size, comprises a very large showroom to the front, 2 offices & a workshop space
- Featuring driveway access to the left hand side & hard scape for vehicles
- Access to side & rear of shed via roller doors

FOR AUCTION

Friday 12th June

@12:30 On Site

Terms - 10% Deposit,

Balance 30/60 Days

Phone For Inspection

63 Eighth Street

Robert 0458 658 566

Shaun 0434 434 499



RED CLIFFS

🏠 2 🌳 1 🚗 1

NEW LISTING



IMMACULATE & LOW MAINTENANCE

- Ideal for those downsizing or investing
- Separate living room & open plan kitchen/meals
- Main bedroom has WIR that provides semi en suite access to the bathroom
- Solar power & s/system heating & cooling
- Whilst outside is mostly paved, with room for outdoor entertaining & has a garden shed
- Set nicely into a quite court location

FOR SALE

Photo ID required

\$380,000 - \$418,000

Saturday 11:30 - 12:00

1/5 Golden Grove

Robert Stephens

0458 658 566

Shaun Stephens

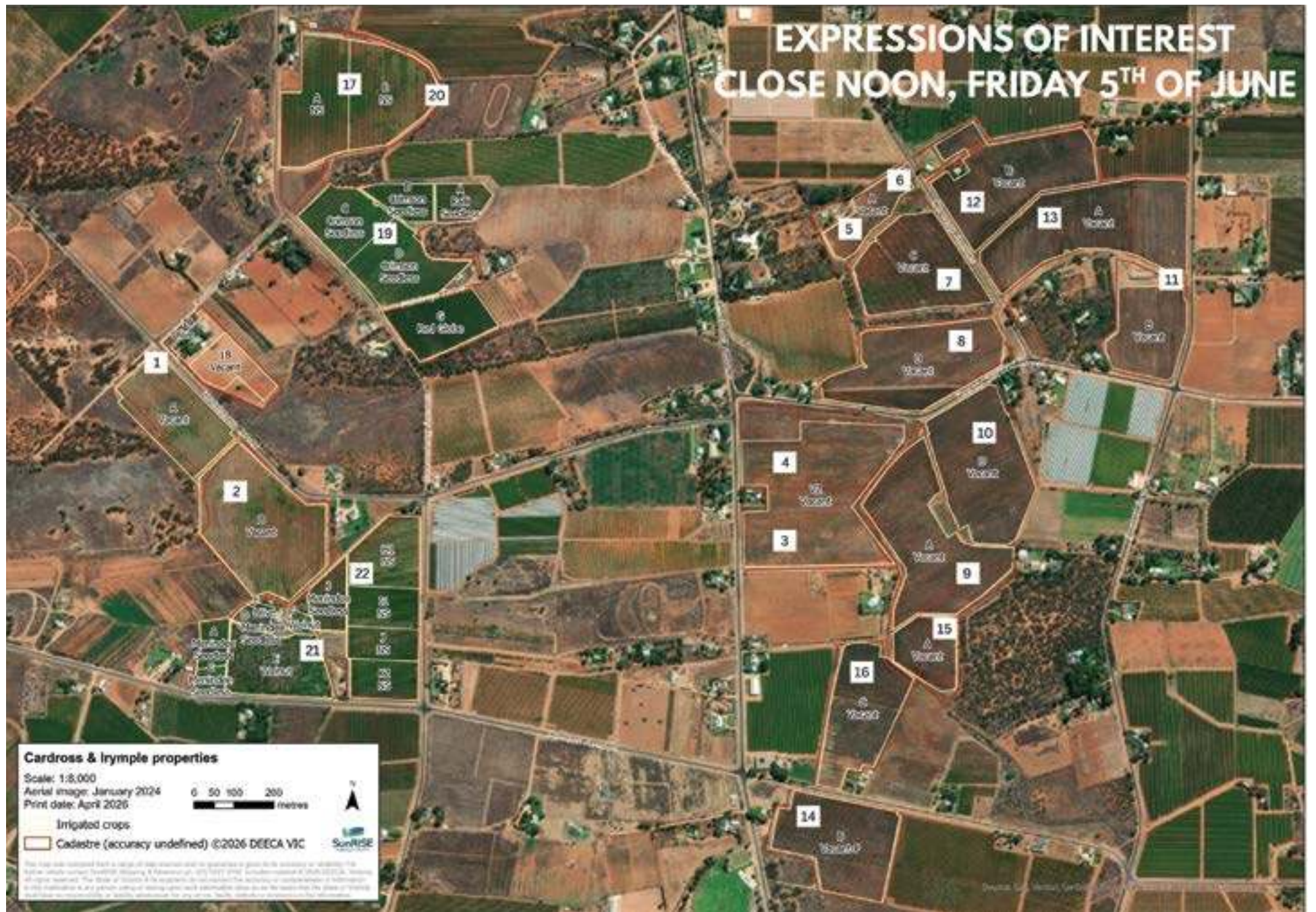
0434 434 499



67 Lime Avenue
Mildura

www.ctfnre.com.au

5021 2200



LAND FOR SALE IN CARDROSS/IRYMPLE AREA

EXPRESSIONS of interest are invited for land holdings in the Cardross/Irymple area, fronting Boomerang Avenue, Euston Avenue, Carwarp Avenue, Pawson Avenue, Nineteenth

and Twenty Second Street. A total holding of 332.82 acres is available for sale, comprising vines, vacant land, residences, cool room and shedding,

All properties shown on the map are on the market. Expressions of interest will close noon, Friday 5th of June. ●



LAND ESSENTIALS

Contact: John Fumberger 0408 147 001, MILDURA & DISTRICT REAL ESTATE

Why choose us if you are...

BUYING or SELLING your PROPERTY in VICTORIA

allstate conveyancing 

We offer friendly personalised service and local knowledge of the Sunraysia District.

- All conveyancing needs for Victorian properties
- Water transfers
- Private contracts of Sale
- Registered Office for Stewart Title Ltd - Title Insurance
- Auction contracts
- Section 32 Statements



Sheree Hengen is a Member of the Australian Institute of Conveyancers (Vic Division), Licensee No. 0000721 under the Conveyancers Act 2006.

170 Eighth Street, Mildura Phone 5023 5355

12834486-MR05-26

SunraysiaDaily
REAL ESTATE GUIDE

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8 Smith Street, Merbein

3 1 1



Cosy, cute and convenient

This charming three-bedroom, one-bathroom home is ideally positioned on the corner of Smith Street and Box Street, offering convenient rear gateway access to and from Bildstein Park. Fully fenced for privacy and security, the property also features ramp access at both the front and rear for added convenience. Lovingly maintained over many years, the home is now ready for its next chapter with new owners. This home presents a fantastic opportunity in a convenient location. Current rental appraisal of \$400-\$450 per week.



Price Range: \$400,000 - \$440,000
Inspection: Saturday 9:00-9:30am
Contact: John Fumberger 0408 147 001
john@mildurarealestate.net

537 McEdward Street, Birdwoodton

4 2 2



Spacious Family Living on One Acre

Four bedrooms, two bathrooms and all set on one acre! Located in a popular pocket of Birdwoodton, this solid brick home offers a well-equipped kitchen, dining area and spacious family room. Featuring built-in robes to all bedrooms, a large linen/storage area and a separate toilet for added convenience. Outside offers an entertaining area, substantial shedding and storage, plus a two-car carport. The main shed is set on a slab with power connected. Will be sought after — inspection is a must.



Price Range: \$795,000 - \$870,000
Inspection: Saturday 11:00- 11:30am
Contact: John Fumberger 0408 147 001
john@mildurarealestate.net

505 Channel Road, Merbein

3 1



Almost too much to take in!

This outstanding property offers an impressive list of features and benefits — far too many to mention all at once. Set on almost three-quarters of an acre, the property combines space, comfort, and extensive recent improvements. Inside, the home offers three spacious bedrooms, a sunroom, a study, and a well-appointed kitchen complete with pantry storage. There is truly so much to appreciate, and the best way to experience everything this property has to offer is by arranging a personal inspection.



Price Range: \$645,000 - \$700,000
Inspection: Saturday 10:00-10:30am
Contact: John Fumberger 0408 147 001
john@mildurarealestate.net

1-4/113 Commercial Street, Merbein

8 4 4



Investment Opportunity in the heart of Merbein!

A closely held block of units, located in Central Merbein, is a rock solid investment that provides an excellent return. The four (4) solid brick units are all on the one Title, on an allotment of 1207m². Each unit is in very good order, currently fully tenanted for at least 12 months and have two bedrooms and one bathroom. The current rental appraisal for each unit is \$310 per week, giving a 6.5% return on investment.



Price Range: \$1.0 - \$1.1 Million
Inspection: By appointment
Contact: John Fumberger 0408 147 001
john@mildurarealestate.net

Lot 2, 62 Cowanna Ave, Yelta



Yelta Development Opportunity!

A wonderful vacant allotment of just over 13 acres, is now on the market in Yelta. This property is a real "blank canvas", that offers so much to the purchaser. It is an ideal hobby farm size, and has 3 phase power readily available, as well as a 45 Mgl AUL water licence. The property has been meticulously kept neat & tidy over time, and is now ready for a new development. To assist with this next phase, the property comes with a Planning Permit that allows for use of the land for rural workers accommodation and associated buildings and works. This would currently be restricted to two (2) residences that could generate rental income. Additional accommodation could be applied for. This property is situated in an excellent location in the hinterland of Merbein.

Price Range: \$275,000 - \$302,500
Contact: John Fumberger 0408 147 001
john@mildurarealestate.net

56 Box Street, Merbein



Best Vacant Block in Merbein!

Superbly located right in the centre of town, and therefore close to all conveniences, shops, services, public transport etc - the lot all withing a short stroll. This block will be fully fenced, and is a generous sized 1200 m². This is prime real estate in a town that is attracting a lot of interest from local families and external investors alike. This allotment is fully titled, ready for a build of your dream home or a complex of investment units. Be quick - quality allotments such as this do not last!

Price Range: \$260,000 - \$280,000
Contact: John Fumberger 0408 147 001
john@mildurarealestate.net

3668 Hattah-Robinvale Rd, Wemen



Multiple Income Streams, next to River!

The site of the iconic Wemen Store, is on the market! This property of 2122M², comprises a 3 Bedroom home, the vacant store, a 2 bedroom portable unit and 3 bay open shed. It is situated right next to the Murray River, in the township of Wemen - between Robinvale & Hattah. The portable unit is currently rented out, and the house and the Store could quickly be restored and become operational again. Collectively, the whole property could generate a return on investment approaching 10% p.a.

Price Range: \$410,000
Contact: John Fumberger 0408 147 001
john@mildurarealestate.net

John Fumberger 0408 147 001
john@mildurarealestate.net



62-64 Commercial Street
Merbein

What are the 3 most important factors in real estate?

“Location, Location,
Location.”

Ask your agent - “Will my property be seen in
the Sunraysia Daily Real Estate Guide?”



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