

# SunraysiaDaily

Friday 12 June 2026 – Saturday 13 June 2026

## REAL ESTATE GUIDE



# LIFE FROM A DIFFERENT ANGLE

10 Young Avenue, Irymple

See Home Focus on page 2

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MILDURA

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12805248-MR39-25

170 Eighth Street, Mildura Phone 5023 5355



# LIFE FROM A DIFFERENT ANGLE

**POSITIONED** on a prominent corner allotment just moments from the Irymple Hub, local schools and a short drive to Mildura, this beautifully presented residence delivers contemporary comfort, quality finishes and an effortless lifestyle in a sought-after location.

Just over 12 months old, the home has been thoughtfully designed to balance functionality with modern appeal. The master suite is privately positioned and features a walk-in robe and ensuite, while two additional bedrooms include built-in robes and are serviced by a central bathroom and separate toilet.

A dedicated study offers flexibility for those working from home, while a separate lounge provides an additional living space away from the open-plan kitchen, dining and family area. At the heart of the home, the well-appointed kitchen features a dishwasher, quality appliances, excellent storage and a layout designed to complement everyday living and entertaining.

Reverse cycle heating and cooling ensures year-round comfort, while ceiling fans

throughout the bedrooms provide an added layer of convenience. An electric hot water system, automatic sprinkler system and neat, low-maintenance surrounds further enhance the home's practicality.

Sliding doors extend the living space outdoors to a covered entertaining area complete with a ceiling fan, creating a comfortable setting for relaxed gatherings. Pebble concrete surrounds the home, while secure electric fencing provides peace of mind. Roller door access leads through to the approximately 4m x 8m shed, offering valuable storage, workshop space or room for recreational equipment.

Set on approximately 618m<sup>2</sup>, this impressive home presents a refined opportunity to secure modern living with all the benefits of an established and highly convenient Irymple location. ●

**ONE AGENCY**  
MILDURA



## HOME ESSENTIALS

**Address:** 10 Young Avenue, IRYMPLE **Description:** 3 bedrooms, 2 bathrooms, 2 garage **Price:** \$845,000 - \$925,000 **Inspect:** Saturday 10:30am-11:00am and Tuesday 5:00pm-5:30pm

**Contact:** Mark Thornton 0408 534 772, ONE AGENCY MILDURA

**2 Sunraysia Daily Real Estate Guide**



## 43 Verdi Boulevard, Irymple

🛏️ 4 | 🚗 2 | 🚘 2

### Exceptional Family Home

For sale

Nestled in one of Irymple's most sought-after locations, this impressive near new home offers the perfect blend of modern style, functionality, and family living. Only recently built, the home has been thoughtfully designed to provide comfort, space, and versatility for growing families. Featuring four generous bedrooms and two well appointed bathrooms, the home is complemented by two separate living areas, offering plenty of room for both relaxation and entertaining. More than just a house, this is a lifestyle opportunity in one of Irymple's most popular neighbourhoods.

**Price** \$695,500 - \$765,000  
**Viewing** Sat 13th June, 11:00am - 11:45am  
 Mon 15th June, 5:00pm - 5:30pm  
**Contact** Tyler Martin 0437 654 537



## 183 First Street, Nichols Point

🛏️ 4 | 🚗 2 | 🚘 2

### A Retreat Called Home

For sale

Privately nestled amongst established gardens, olive and citrus trees, this beautifully considered residence offers a lifestyle where nature, character and contemporary comfort exist in perfect harmony. Designed with both connection and retreat in mind, the home features a dedicated master wing complete with a walk-in robe, generous ensuite and tranquil views across the surrounding bushland. Three additional bedrooms occupy a separate wing, creating flexibility for families while maintaining a sense of privacy throughout.

**Price** \$1,100,000 - \$1,210,000  
**Viewing** Sat 13th June, 12:15pm - 12:45pm  
 Mon 15th June, 5:00pm - 5:30pm  
**Contact** Mark Thornton 0408 534 772



10 Young Avenue, Irymple

🛏 3 | 🚗 2 | 🚗 2

### Life From A Different Angle

For sale

Positioned on a prominent 618m<sup>2</sup> corner allotment just moments from the Irymple Hub, local schools and a short drive to Mildura, this beautifully presented residence delivers contemporary comfort, quality finishes and an effortless lifestyle in a sought-after location.

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<b>Price</b>	\$845,000 - \$925,000
<b>Viewing</b>	Sat 13th June, 10:30am - 11:00am Tues 16th June, 5:00pm - 5:30pm
<b>Contact</b>	Mark Thornton 0408 534 772

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259 Tenth Street, Mildura

🛏 3 | 🚗 2 | 🚗 1

### Opportunity Awaits On Tenth

For sale

Set on approximately 604m<sup>2</sup>, this home is conveniently located close to local shopping, schools, sporting facilities and everyday amenities, presenting an excellent opportunity for owner-occupiers, investors or those seeking extra space for extended family.

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<b>Price</b>	\$395,000 - \$434,500
<b>Viewing</b>	Sat 13th June, 9:45am - 10:15am Mon 15th June, 4:15pm - 4:45pm
<b>Contact</b>	Mark Thornton 0408 534 772

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67 Hornsey Park, Mildura

🛏 2 | 🚗 1 | 🚗 1

### Affordable Opportunity

For sale

Positioned on a generous allotment, this home presents an excellent opportunity for buyers looking to add their own touch and unlock future value. Whether you're looking for your next renovation project, or an affordable place to make your own, this is one worth inspecting.

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<b>Price</b>	\$200,000 - \$220,000
<b>Viewing</b>	Sat 13th June, 9:00am - 9:30am
<b>Contact</b>	Tom Dawe 0455 400 382

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55 Ninth Street, Mildura

### Industrial Freehold In Ideal Location

For sale  
524m<sup>2</sup>

Positioned within Mildura's established industrial precinct and only moments from the CBD, this Industrial 1 zoned property presents an outstanding opportunity for owner occupiers, investors, or developers seeking a well located industrial holding.

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<b>Price</b>	\$725,500 - \$798,000
<b>Viewing</b>	Phone for Information
<b>Contact</b>	Tyler Martin 0437 654 537

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# GET CRAFTY IN A ROOM OF ONE'S OWN

**I**n recent years, the trend of creating dedicated craft rooms for adults has become increasingly popular. These rooms provide a dedicated space for hobbies such as sewing, painting, and other crafts that require space and organisation. They offer a peaceful retreat for adults to indulge in their creativity and pursue their passions.

Adult craft rooms are often designed with storage and organisation in mind. Shelves, cabinets, and drawers are commonly used to store materials such as fabrics, paints, and papers. Craft tables are often designed to provide ample work space, with built-in storage and organization for supplies. Walls can be

outfitted with pegboards, corkboards, or other organizational systems to keep tools and supplies within easy reach.

Lighting is also an important consideration in adult craft rooms. Natural light is ideal for crafting, but it's not always available. Task lighting, such as a table lamp or under-cabinet lighting, can help provide adequate illumination for detailed work.

In addition to being functional spaces, adult craft rooms can also be stylish and inspiring. The decor can be tailored to the individual's personal style and the type of crafts they enjoy. For example, a craft room designed for sewing might feature vintage-inspired decor,

while a painting studio might incorporate bold, colourful artwork.

Having a dedicated craft room can offer many benefits for adults. It provides a space to escape the stresses of daily life and engage in a hobby that brings joy and fulfillment. It also allows for the exploration of new skills and the development of existing ones.

Overall, the trend of adult craft rooms in homes reflects a growing interest in pursuing creative hobbies and the desire for a dedicated space to do so. Whether it's a small corner of a room or a separate space altogether, a craft room can offer a sanctuary for adults to indulge in their creativity and pursue their passions. ●



Decor can be tailored to the individual's personal style and the type of crafts they enjoy.



Craft rooms can be quiet places to relax and get creative.

## SunraysiaDaily REAL ESTATE GUIDE

25 Madden Avenue, Mildura, 3500

**WEBSITE:** [www.sunrasyiadaily.com.au](http://www.sunrasyiadaily.com.au)

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# GARAGE SALE BONUS

## Selling your home?

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

Lodge your Saturday Garage Sale advertisement before 1pm Friday and receive a **FREE Garage Sale Kit**

### FREE Garage Sale Kit

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



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We accept



25 Madden Avenue, Mildura - Phone 5023 0211  
Office hours: Monday, Thursday and Friday 9am-5pm



MILDURA

2 1 1

**AUCTION**



**TRUE CITY HEART LIVING**

- Perfectly located only a few hundred metres from all the shops, cafes & eateries of the City Heart, it is currently a very successful AirBnB
- Well presented there is a separate entrance hall, lovely bright lounge with bay window & a meals area open to the kitchen
- Ideal rental investment, city heart getaway or fantastic low maintenance home
- The bathroom has been updated & offers both a bath and separate shower, there is double glazed windows, ducted reverse cycle & a lock up garage
- The backyard is a private haven, almost entirely paved & features a pergola for outdoor entertaining

**AUCTION**

**Saturday 4th July**  
**@12noon On Site**  
**Terms - 10% Deposit,**  
**Balance 90 Days**  
**Saturday 11:15 - 11:45**

82 Olive Avenue  
Robert 0458 658 566  
Shaun 0434 434 499



RED CLIFFS

3 1 2

**NEW LISTING**



**TOP QUALITY CITRUS HOBBY FARM**

- Set on 6.49 hectares (approx.) this property has appeal for those wanting to live the quieter life
- Currently planted with over 2000 high quality & young Carra Carra trees plus some Eureka Lemons, all on drippers with an 25hp variable speed drive pump water in one shift
- There is an AUL of 50megs & a 1meg Water Share plus a variety of shedding, including both closed and open bay & an implement shed
- The neat home is currently rented on a periodic tenancy to a long term tenant
- The kitchen has all you could want with a double wall oven, gas cook top, dishwasher & plenty of storage plus the addition of a lounge & family rooms

**FOR SALE**

Photo ID required

**\$575,000 - \$632,500**  
**Phone For Inspection**

30 Merrijig Avenue  
Robert Stephens  
0458 658 566  
Shaun Stephens  
0434 434 499



12876168-MFR24-26

67 Lime Avenue  
Mildura

www.ctfnre.com.au

5021 2200



MILDURA

4 2 2

**NEW LISTING**



**RIVERFRONT LIVING AT ITS FINEST**

- Impressive two-storey home with river views
- Ground floor - has one bedroom, bathroom & spacious living zone with utilities
- First floor - showcases the contemporary open-plan kitchen, dining and living area which also includes two bedrooms & ensuite
- low maintenance gardens, this home is the ideal blend of comfort & sophistication

**FOR SALE** Photo ID required  
**\$1,250,000**  
**Phone For Inspection**  
8/31 Dockside Drive

Lyle Massey  
0418 505 507



MILDURA

4 2 2



**FLEXIBLE FAMILY LIVING**

- Positioned on a generous 825m<sup>2</sup> (approx.)
- Featuring 4 bedrooms, 2 bathroom & two separate living areas
- Upstairs you'll find the large, 4th bedroom
- The kitchen and living zones flow comfortably, creating a functional layout
- Outside, the property continues to impress with a backyard offering ample space

**FOR SALE** Photo ID required  
**\$599,000 - \$658,000**  
**Saturday 12:00 - 12:30**  
318 Walnut Avenue

Shaun Stephens  
0434 434 499  
Robert Stephens  
0458 658 566



RED CLIFFS

3 2 2



**FREEDOM, FRESH AIR & FERTILE SOIL**

- Quiet & peacefully located on approx. 2.66 acres - room for animals & kids to roam free
- Ideal family property & option to make money through stock feed or even a turf farm
- Charming interior, original features, bright lounge, spacious meals & modern kitchen
- Flexible exterior room, all weather ent. area, shedding, 3 phase power & town water

**FOR SALE** Photo ID required  
**\$639,000 - \$699,500**  
**Saturday 12:15 - 12:45**  
199 Pumps Road

Robert Stephens  
0458 658 566  
Shaun Stephens  
0434 434 499



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

**0418 505 507**  
lmassey@ctfnre.com.au





# EXPERIENCE RIVERFRONT LIVING AT ITS FINEST

**THEY** say first impressions last, and this impressive two-storey executive residence certainly delivers.

Designed with style and built to the highest standard, it captures the essence of the sought-after river lifestyle, complete with sweeping river and marina views.

Upstairs features floating floorboards, a contemporary open-plan kitchen, dining and living area that flows seamlessly to a balcony overlooking the Murray.

The designer kitchen is a true highlight, showcasing Caesarstone benchtops, premium stainless steel appliances and a butler's pantry.

This level also includes a separate study and two additional bedrooms with marina views, with the main offering a luxurious

ensuite finished with sleek, modern fixtures.

The lower level has been thoughtfully designed with a separate bedroom, bathroom and laundry, along with a spacious living zone that connects effortlessly to an alfresco entertaining area perfect for enjoying the outdoors while taking in the river backdrop.

With low-maintenance landscaped gardens, this home is the ideal blend of comfort and sophistication, all just a short stroll from walking tracks, riverside cafés, restaurants and shops.

An inspection is sure to impress. ●



## HOME ESSENTIALS

**Address:** 8/31 Dockside Drive, MILDURA **Description:** 3 bedrooms, 3 bathrooms, 2 garage **Price:** \$1,250,000 **Inspect:** Phone for inspection

**Contact:** Lyle Massey 0418 505 507, email: lmassey@ctfnre.com.au, COLLIE & TIERNEY MILDURA

**8 Sunraysia Daily Real Estate Guide**



## AN INCREDIBLE OPPORTUNITY

**SENSATIONAL** views, dual-living capacity and an absolute one-of-a-kind home - this property is special.

Capable of accommodating a large family, boasting a functional floor plan with open plan living, kitchen, two bedrooms, the family bathroom and laundry are all on the ground level.

The upstairs loft has a further two bedrooms with a central living space and bathroom with both a bath, toilet and separate shower.

Also featuring a decked balcony off the rear bedroom.

There's a fully equipped self-contained one bedroom flat at the rear of the property that would comfortably host family and friends or have harmonious dual-living capability.

It features separate bathroom facilities,

kitchen amenities, storage, garage and an air-conditioned office.

Fenced yard and separately metered power via a sub meter, allowing power usage to be separately calculated and shared accurately whilst remaining on a single power connection.

This is your opportunity to secure an incredibly unique property for you and yours to savour for many years to come.

If you have vision and time there are multiple options to rejuvenate this property to take it into the future.

Don't settle for ordinary, your inspection of this property is a must.

Contact Carole at The Professionals Mildura today for more information. ●

 **Professionals**



## HOME ESSENTIALS

**Address:** 551 Cowra Avenue, MILDURA **Description:** 5 bedrooms, 3 bathrooms, 1 study, 2 garage, land 883m<sup>2</sup> **Price:** \$595,000 - \$654,500 **Inspect:** Saturday 10am-10.30am  
**Contact:** Carole Tulloch 0428 291 639, PROFESSIONALS MILDURA



**New Listing**

## 21 Carramar Drive, *Gol Gol*

### Absolute Riverfront Prestige

🏠 5 | 🏡 3 | 🚗 2 | 🏢 | 📏 3769m<sup>2</sup>

A truly one-of-a-kind residence, this magnificent American Colonial inspired home captures timeless elegance while delivering an extraordinary absolute riverfront lifestyle.

- Architectural features including a grand staircase
- Colonial-style kitchen with butler's pantry
- Absolute river frontage with private boat ramp

#### PRICE

Price On Application

#### INSPECTION

By Appointment

**Jason Lawler**  
0417 248 002

**Tony Roccisano**  
0418 502 101



**New Listing**

## 39 Cowanna Avenue Sth, *Merbein South*

🏠 5 | 🏡 2 | 🚗 2 | 📏 8.9ha

- Impressive rural holding combining comfortable family living with productive farmland
- Master suite with walk-in robe and ensuite
- Well-appointed kitchen with gas cooking and large walk-in pantry
- Undercover entertaining area with built-in BBQ

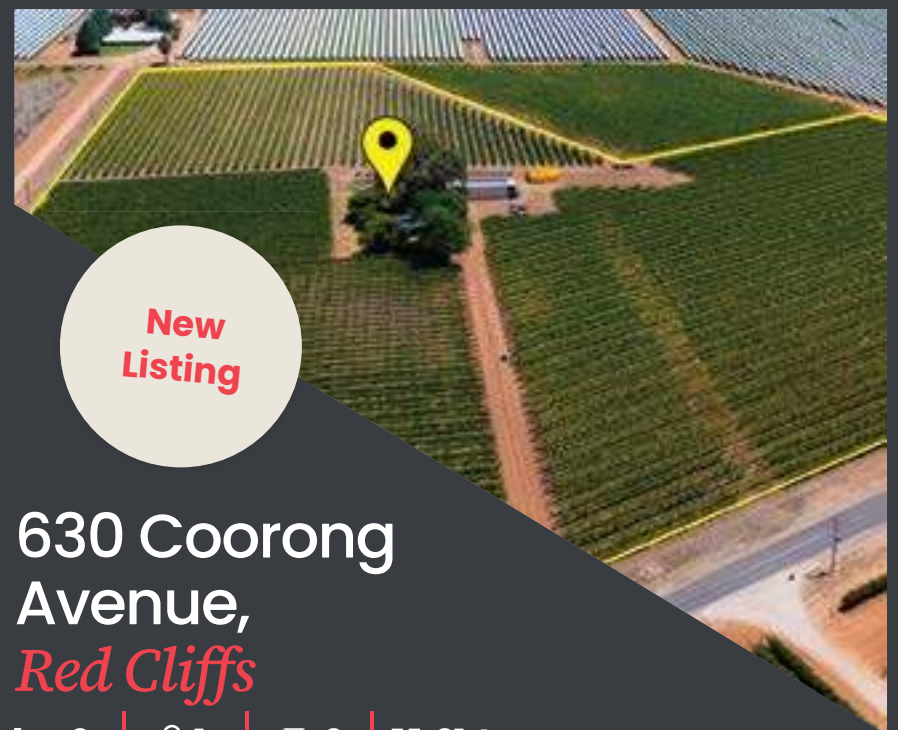
#### PRICE

\$1,390,000 - \$1,500,000

#### INSPECTION

By Appointment

**Marcus Coppola**  
0411 246 213  
**Tony Roccisano**  
0418 502 101



**New Listing**

## 630 Coorong Avenue, *Red Cliffs*

🏠 2 | 🏡 1 | 🚗 2 | 📏 21 Acres

- Establishing dried fruit holding
- Comfortable modern living cabin with two bedrooms, well-appointed kitchen and bathroom
- 7.2 acres planted to Sunmuscat
- 11 acres planted to Sultanas
- Swing arm trellis and drip irrigation
- Excellent shedding
- 77.4 meg AUL

#### PRICE

\$695,000 - \$764,500

#### INSPECTION

By Appointment

**Marcus Coppola**  
0411 246 213  
**Tony Roccisano**  
0418 502 101



**New Listing**

## 6 Kilburn Court, Mildura

🏠 3 | 🛏️ 2 | 🚗 2 | 📏 750m<sup>2</sup>

- Nestled in a peaceful court location and within walking distance to Mildura Central Shopping Centre
- Three generous bedrooms, master with walk-in robe and ensuite
- Spacious lounge
- Covered entertaining area
- Garden shed with power and concrete floor

**PRICE**  
\$560,000 - \$616,000

**INSPECTION**  
Sat 13 June 9:45 - 10:15am

**Marcus Coppola**  
0411 246 213  
**Tony Roccisano**  
0418 502 101



**New Listing**

## 382 Reserve Road West, Coomoalla

🏠 3 | 🛏️ 1 | 🚗 1 | 📏 7.2 Acres

- Outstanding 7.2 acre (approx.) rural property offering the perfect blend of lifestyle and productivity
- Extensive range of plant and equipment included in the sale
- Excellent shedding and workshop
- Fully irrigated via low level sprinklers
- Three-bedroom fibro/hardy plank home in original condition

**PRICE**  
\$590,000

**INSPECTION**  
By Appointment

**Jason Lawler**  
0417 248 002



**New Listing**

## 2875 Eleventh Street, Irymple

🏠 4 | 🛏️ 2 | 📏 10 Acres

- Impressive 10 acre allotment in a highly sought after Irymple location
- Huge frontage to busy Eleventh Street, offering excellent exposure while still providing the space and flexibility of a rural lifestyle setting
- Stock-proof rural fencing and the land divided into two paddocks
- Land bank for future potential (STCA)

**PRICE**  
\$1,000,000 - \$1,100,000

**INSPECTION**  
By Appointment

**Marcus Coppola**  
0411 246 213  
**Tony Roccisano**  
0418 502 101



**New Price**

## 218 Woodham Avenue, Mildura

🏠 3 | 🛏️ 2 | 🚗 3 | 📏 920m<sup>2</sup>

- 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**  
\$520,000 - \$560,000

**INSPECTION**  
By Appointment

**Marcus Coppola**  
0411 246 213  
**Tony Roccisano**  
0418 502 101



*For Sale*

## 85 Jacaranda Street, Red Cliffs

🏠 3 | 🏠 1 | 🚗 2 | 📏 766m<sup>2</sup>

- 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 13 June 10:30 - 11:00am

**Jason Lawler**  
0417 248 002  
**Francis Morello**  
0415 979 891



*For Sale*

## 174 Ninth Street, Mildura

🏠 4 | 🏠 2 | 🚗 2 | 📏 562m<sup>2</sup>

- 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 13 Jun 11:00 - 11:30am

**Tony Roccisano**  
0418 502 101



*For Sale*

## "Cowra Station" 179 Cowra Station Road, Wargan

**2614 Hectares with Water Frontage**

🏠 39 | 🏠 10 | 🚗 10+ | 📏 2614Ha

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

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

**PRICE**  
\$4,800,000 - \$5,000,000

**INSPECTION**  
By Appointment

**Loretta Paiano**  
0418 596 789



**AUCTION  
DATE CHANGE  
18th June**

## Lot 1, 225 Stewart Road, *Red Cliffs*

🏠 4 | 🏠 2 | 🚗 2 | 📏 3000m<sup>2</sup>

- 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



*Leaders  
in  
Commercial*

## 4463 Benetook Avenue, *Koorlong*

📏 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



*For Sale*

## Nichols Point Heights 263–291 Irymple Ave, *Mildura*

**Nichols Point Heights – Worth the Drive!**

📏 Approx. 1800m<sup>2</sup>

The lovely, peaceful hamlet of Nichols Point is located just a short six kilometres from the Mildura city centre and includes water fronts of the Murray River and Kings Billabong.

- 30 generous allotments of over 1800m<sup>2</sup>
- Walking distance to the Nichols Point Primary School & mins from the Riverside Golf Course

**PRICE**  
\$325,000 per allotment

**INSPECTION**  
By Appointment

**Tony Roccisano**  
0418 502 101



## SALE

11 Park Street,  
Merbein

Positioned within walking distance of many of Merbein's everyday conveniences, this well-presented three-bedroom home offers an appealing combination of comfort, practicality and low-maintenance living. Set on an approx. 302m<sup>2</sup> allotment, the property is ideally suited to first-home buyers, downsizers or investors seeking an easy-care home in a convenient township location. With schools, local shopping, sporting facilities and community amenities nearby, you'll enjoy the benefits of a connected lifestyle without sacrificing peace and simplicity. Inside, the home features three comfortable bedrooms serviced by a central bathroom and a functional floorplan designed for everyday living. The living spaces are welcoming and practical, while split-system heating and cooling provides year-round comfort regardless of the season. Adding further appeal, the property includes a solar system to help reduce ongoing power costs, along with a garden shed that provides additional storage space for tools, gardening equipment or household items.

■ We bring the *whole* team

Ray White Mildura 03 5021 9500



3  1  2 

The manageable block size means less time spent maintaining the yard and more time enjoying the things that matter. Whether you're looking for a home to move straight into, a property to lock-and-leave, or an addition to your investment portfolio, this residence presents a sensible opportunity in an established Merbein location. Properties offering convenience, affordability and low-maintenance living continue to attract strong interest, and this home is no exception. A practical package with useful extras already in place, ready for its next owner to enjoy.

**Sale**  
Fixed Date Closing 7th Jul 6pm  
\$325,000 - \$357,500

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

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



## SALE

Units 1-8/26-28 William  
Street,  
Gol Gol

Set on one title, the complex comprises eight solid two-bedroom units, each currently leased to secure tenants. With a combined rental income of \$140,400 per annum, this is a standout cash flow positive investment opportunity and a rare chance to secure multiple income streams in one simple holding. Each unit offers a practical and low-maintenance layout, with two bedrooms, open plan living and kitchen spaces, air conditioning and everyday functionality. Some of the units have been updated over time, adding further appeal and helping support the strong rental performance already in place. The complex has been very well kept and presented, giving investors confidence from the moment they arrive. Each unit also enjoys its own private rear courtyard and undercover carport, providing the kind of tenant-friendly features that help maintain long-term occupancy and strong rental demand.

■ We bring the *whole* team

Ray White Mildura 03 5021 9500



16  16  8 

The location is another major strength. Positioned in ever-popular Gol Gol, the property is close to local shops, schools, public transport, parkland, the renowned Gol Gol Hotel and the Murray River lifestyle that continues to make the township so attractive. Gol Gol is a riverside township with established local amenities including a hotel, general store, primary school and pre-school. For investors looking beyond single-dwelling returns, this is where the opportunity becomes compelling. Eight units, one title, secure tenants, strong annual income and a tightly held location combine to create a portfolio-style asset that is rarely offered to the market.

**Sale**  
\$1,870,000 - \$2,057,000

**View**  
Appointments available via  
[raywhitemildura.com.au](http://raywhitemildura.com.au)

**Damian Portaro**  
0419 838 743  
[damian.portaro@raywhite.com](mailto:damian.portaro@raywhite.com)



RayWhite®



# MAKE THE MOVE

## TO RAY WHITE PROPERTY MANAGEMENT

Make the switch with ease and access **exclusive investor offers** this June, tailored to suit your investment.

- ✓ We handle the entire switch
- ✓ No disruption to your tenancy
- ✓ Real value where it matters

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■ We bring the *whole* team



12876199-MR24-26



RayWhite

## SALE

2 Murray Way, Buronga

Set on approximately 594sqm, the home delivers a practical floorplan that will appeal to both investors and owner occupiers. Currently leased until September at \$540 per week, buyers can enjoy immediate income from day one, while those looking to move in will not have long to wait. Inside, the home features four bedrooms, including a master bedroom with ensuite, while the remaining bedrooms are serviced by a central bathroom. The open plan kitchen, meals and living area creates a functional hub for everyday living, with good natural flow.

■ We bring the *whole* team

Ray White Mildura 03 5021 9500

4 2 2

**Sale**  
\$530,000 - \$583,000

**View**  
Sat 9:30 - 10:00am

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

raywhitemildura.com.au



RayWhite

## SALE

184 Commercial Street, Merbein

Sitting on a generous 1,012sqm block in Merbein, this three-bedroom home delivers something that's increasingly hard to come by at an entry-level price point: genuine space. Not just inside, but outside too. A large entertaining area means there's room to breathe, room to gather, and room to enjoy where you live. The rear lane access is a quiet but practical bonus, offering flexibility for vehicles, trailers, or simply keeping the front of the property neat and uncluttered. Inside, three bedrooms give you more than just the basics.

■ We bring the *whole* team

Ray White Mildura 03 5021 9500

3 1 2

**Sale**  
\$449,000 - \$493,900

**View**  
Sat 9:30 - 10:00am  
Sat 12:00 - 12:30pm  
Tue 4:45 - 5:15pm

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

raywhitemildura.com.au

12876200-MR24-26



## SALE

### Lot 2, 331 Pawson Avenue, Cardross

Set on approximately 11 acres, this well-equipped rural property offers an excellent opportunity for growers and investors alike. The property features approximately 6 acres planted to Autumn Royal fresh fruit vines with low-level spray irrigation. Infrastructure includes a substantial 30mtr x 12mtr shed, 3-phase power, evaporative cooling, and solar system. Also included, a 60-pallet approx cool room and office with split-system air conditioning.

■ We bring the *whole* team

Ray White Mildura 03 5021 9500

**Sale**  
\$370,000 - \$390,000

**View**  
Appointments available via  
raywhitemildura.com.au

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

raywhitemildura.com.au



## 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

**Sale**  
\$1,650,000 - \$1,815,000

**View**  
Sat 11:00 - 11:30am

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

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

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raywhitemildura.com.au

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RayWhite

## SALE

### 13 Mayan Court, Mildura

Nestled within a beautiful and established neighbourhood, this inviting three-bedroom home delivers the perfect combination of comfort, convenience and low-maintenance living. Designed with modern lifestyles in mind, the heart of the home features a spacious open-plan kitchen, dining and living area, creating a seamless space for family gatherings and entertaining. A separate lounge provides an additional living zone, offering flexibility for growing families, a media room or a quiet place to relax.

■ We bring the *whole* team

Ray White Mildura 03 5021 9500

3 2 2

**Sale**  
\$580,000-\$638,000

**View**  
Sat 9:00 - 9:30am

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

raywhitemildura.com.au



RayWhite

## SALE

### 5 Begg Court, Red Cliffs

Set on a generous 1,112m<sup>2</sup> 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

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

**View**  
Appointments available via  
raywhitemildura.com.au

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

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

raywhitemildura.com.au

12876206-MR24-26



RayWhite



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**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.

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

**View**  
Sat 5:00 - 5:30pm

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



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

raywhitemildura.com.au

**SALE**

103 Commercial Street, Merbein

Perfectly positioned in the heart of Merbein you find this impeccably presented residence, which captures the essence of refined living with a seamless blend of classic character and contemporary convenience.

**Sale**  
\$749,000 - \$815,000

**View**  
Sat 11:00 - 11:30am

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



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

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.

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

**View**  
Sat 10:00 - 10:30am

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



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

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.

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

**View**  
Sat 10:30 - 11:00am

**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

12876207-MR24-26



# STATE OF THE ART MODULAR LIVING FROM \$98,000

**TRANSVILLA**, a smarter, faster and far more exciting way to add premium extra space, accommodation or income potential without the drawn-out process of a traditional build.

Right now, buyers can use code RAYWHITE5000 on the Transvilla website to receive a \$5000 discount. With pricing starting from just \$98,000, the range offers highly competitive entry points across multiple models, from the compact 19m<sup>2</sup> pod through to the larger 38.76m<sup>2</sup> options.

What makes Transvilla so compelling is that these are not basic prefabricated boxes. They are state of the art inside and designed to genuinely impress. Heating and cooling, factory-installed electrical systems, integrated ambient lighting, smart access, smart curtain control, quality appliances, refined cabinetry and sleek finishes combine to create a product that feels modern, high end and seriously liveable. The specification also includes galvanised steel framing, aluminium cladding, high performance glazing, insulated wall systems, smart home

capability and factory-installed service routing, all designed for comfort, durability and rapid deployment.

For Victorian buyers, there is another major plus. Because these pods are under 60sqm, they may suit Victoria's easier small second home pathway on eligible sites, where planning can be far simpler and in some cases may not be required, subject to site conditions. A building permit is still required.

Whether it is a backyard retreat, Airbnb, farm stay suite, teenage space, home office, guest accommodation or extra living for family, Transvilla offers a premium modular solution that looks sharp, arrives faster and opens up real possibilities.

Modern design. Fast delivery. Strong pricing. Smarter living. ●

**RayWhite**



## HOME ESSENTIALS

**Address:** 79 Seventh Street, MILDURA **Price:** From \$98,000 **Inspect:** Appointments available via [raywhitemildura.com.au](http://raywhitemildura.com.au)

**Contact:** Damian Portaro 0419 838 743, RAY WHITE MILDURA



## 6 NYANG SOUTH ROAD, TORRITA VIC

FOR SALE \$220,000 - \$242,000

Set in the heart of the Mallee township of Torrita, this unique lifestyle and business opportunity offers the perfect blend of country living, space, and potential. Positioned on approximately 2 acres, the property features a versatile shopfront ideal for a home business, studio, workshop, or retail venture, giving you the flexibility to live and work in one convenient location.

Contact selling agent Brett Douglas: 0447 162 455 / brett@driscollag.com.au

DRISCOLL DOUGLAS EAST RURAL REAL ESTATE  
5938 Sunraysia Highway, St Arnaud VIC  
driscolldouglasteast.com.au  
03 5495 1166

12875671-GS24-26

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Receivers' Sale



'PINACLE FARM',  
RED CLIFFS, VIC

87.23 Ha | 215.55 Ac\*

### Premium horticultural enterprise.

- 46.9 ha\* of actively managed table grape vines including 33.2 ha\* of Crimson Seedless and 13.7 ha\* of PBR protected varieties
- 19.4 ha\* is established to high-quality trellis and irrigation infrastructure, but is not in production
- Further expansion opportunities with 11.0 ha\* of vacant land
- Substantial cool room/packing shed (1,420 sqm)\*
- High quality irrigation/fertigation infrastructure.

EOI Closing  
16th Jul, 4pm

Elders

Nick Myer  
0427 610 278

Marty Deacon  
0429 953 365

Henry Mackinnon  
0408 408 299



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### 7 DRINGS WAY, GOL GOL

4 2 2



#### Presentation, Position & Value!

Marty Deacon, Director of Elders Real Estate Mildura, is proud to present this beautifully maintained family home, offering outstanding street appeal and a commanding corner position that truly stands out. Designed for comfortable family living, the home features four generous bedrooms, including a spacious master suite complete with a walk-in robe and private ensuite. The remaining bedrooms are fitted with built-in robes and are serviced by a large, practical family bathroom. At the heart of the home is a spacious country-style kitchen, boasting expansive bench space, modern appliances, a pantry, and a large refrigerator alcove. The adjoining open-plan living and dining area creates a warm and inviting atmosphere, perfect for everyday family life and entertaining. A separate formal lounge provides an additional living space and has been refreshed with new carpet and paint. Featuring a charming box bay window, it offers the ideal setting for movie nights, family gatherings, or simply relaxing in comfort. Situated on a 572m<sup>2</sup> corner allotment, the home maximises the available space while still providing

attractive front gardens and a fully tiled, covered outdoor entertaining area at the rear. This low-maintenance property is perfectly suited to families, professionals, or investors seeking a lifestyle where weekends can be spent enjoying the region rather than maintaining extensive gardens and lawns. The Property Management Department has assessed the home with an estimated rental return of \$600-\$630 per week.

**Sale**

Price: \$620,000 - \$670,000

Inspection times:

Friday 12th June 12:30pm-1:00pm

Monday 15th June 1:15-1:45pm

Wednesday 17th June 5:15pm-5:45pm

Marty Deacon 0429 953 365  
Elders Mildura 03 5018 6800

Elders



### 1193 KARADOC AVENUE, IRYMPLE

3 1 5



#### Irymple Address - Charming 60's Home on 3000m<sup>2</sup>

Marty Deacon, Director of Elders Real Estate Mildura, is proud to present this fantastic opportunity to secure a prime property in sought-after Irymple. Set on approximately 3,000m<sup>2</sup> (¾ acre), this solid concrete-built home offers space, privacy, and versatility for families or those seeking room to grow.

The home features:

- 3 bedrooms, all with built-in robes
  - Bathroom with separate shower & Vanity. Separate toilet.
  - Formal dining area with slow combustion heating
  - Spacious separate lounge
  - Updated kitchen with meals area and pantry
- A standout feature is the large Besser-brick utility room, offering excellent potential to convert into additional bedrooms or a self-contained space, with plumbing already in place for a possible ensuite. Outside, the property continues to impress with:
- Undercover outdoor entertaining area

- 2-bay carport plus caravan nook
  - Two established sheds with power and concrete flooring
  - Expansive yard with space for further shedding, a play area, or animal enclosure
- Surrounded by established trees and gardens, the home offers privacy from the road while still being conveniently located close to Irymple's shopping precinct, hotel, schools, and sporting facilities.

**Sale**

Price: \$570,000 - \$595,000  
Inspection time: By appointment  
Marty Deacon 0429 953 365  
Elders Mildura 03 5018 6800

Elders



12876211-MR24-26