

SunraysiaDaily

Friday 28 August 2026 – Saturday 29 August 2026

REAL ESTATE GUIDE

IMPECCABLY RENOVATED FAMILY LUXURY WITH POOL AND RETREAT

10 Mayfield Rise, Mildura

See Home Focus
on Page 2

Ray White.

Selling your home?

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

SunraysiaDaily
REAL ESTATE GUIDE



12861214-AB16-26



HOME FOCUS



IMPECCABLY RENOVATED FAMILY LUXURY WITH POOL AND RETREAT

DAMIAN Portaro, principal and managing director proudly presents for sale this exceptional family residence, fully renovated to an impeccable standard inside and out, delivering luxury, flexibility and lifestyle on a grand scale.

Set on a substantial 1129sqm 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, making it easy to see why opportunities here are so tightly held.

Inside, every space has been elevated with quality and care. The home offers four bedrooms plus a study. The stunning master suite offers beautiful views over the pool and a designer renovated ensuite that feels straight out of a high-end magazine. Multiple living areas provide excellent flexibility for growing families, highlighted by a huge sunken lounge that adds warmth, scale and character.

The fourth bedroom is a true standout and opens the door to so many possibilities. Complete with its own kitchenette and living area, it makes the perfect teenager's retreat, guest wing, home business space, holiday-style zone for family, or ideal accommodation for

loved ones wanting their own independence.

At the centre of the home is an amazing kitchen finished with stone benchtops, a 900mm stove and quality appointments throughout. It is both practical and impressive, connecting beautifully with the main living zones and built to handle everyday family life just as easily as entertaining.

Step outside and the home reaches another level. The concrete pool is a centrepiece, framed by a superb outdoor entertaining area complete with an outdoor kitchen overlooking the water. There is even an outdoor shower, adding convenience and that resort-style touch after a swim. Side access leads to additional parking and shedding, while extensive undercover car accommodation ensures there is room for multiple vehicles, trailers or toys. Shutters add further comfort, privacy and security.

This is a property that offers more than just a home. It offers a complete lifestyle in one of Mildura's most desirable family settings. ●



HOME ESSENTIALS

Address: 10 Mayfield Rise, MILDURA **Description:** 4 bedrooms, 2 bathrooms, 5 garage **Price:** \$999,000 - \$1,098,000 **Inspect:** Saturday 11:00 - 11:30am
Contact: Damian Portaro 0419 838 743 or ChristianSapuppo 0428 545 385, RAY WHITE MILDURA
2 Sunraysia Daily Real Estate Guide



SALE

128 Barnett Road, Red Cliffs

Set amongst the trees on approximately 3,000m², this captivating two-storey mud brick residence offers a peaceful retreat on the doorstep of the Woorlong Wetlands. Surrounded by established gardens, manicured lawns and tranquil natural scenery, it is a place where children can spend their days exploring, adventuring and connecting with nature, while adults can escape the pace of everyday life and simply unwind. The home's mud brick construction not only creates an incredible sense of warmth and character, but also provides excellent natural insulation.

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

4 1 1 1

Sale
Fixed Date Closing 22nd Sep
\$820,000 - \$902,000

View
Sat 12:00 - 12:45pm
Mon 5:00 - 5:30pm

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

raywhitemildura.com.au
12896248-AB35-26



SALE

14 Primrose Drive, Mildura

Set in a picturesque parkside location, this spacious family home offers the perfect combination of comfort, convenience and an abundance of space, all positioned on a generous 1,144m² allotment. With the added benefit of direct rear access to the backyard from the adjoining park, this is a property that provides a unique lifestyle opportunity in a peaceful and appealing setting. Inside, the home features three well-sized bedrooms, two bathrooms and a separate study that can be used as a fourth bedroom.

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

3 2 2

Sale
Fixed Date Closing 22nd Sep
\$749,000 - \$823,900

View
Sat 10:00 - 10:30am

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

raywhitemildura.com.au
12896252-AB35-26



SALE

2 Baker Court, Mildura

Set on approximately 640m², this well-maintained brick veneer residence offers a practical and inviting floorplan, with four bedrooms, two bathrooms and two separate living spaces providing plenty of room for the whole family. The heart of the home is the well-appointed kitchen, offering a functional setting for everyday living and entertaining, while ducted gas heating and evaporative cooling ensure comfort throughout the seasons. Accommodation is well considered, with bedrooms one, two and three all featuring built-in robes.

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

Sale
\$630,000 - \$693,000

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

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

raywhitemildura.com.au
12896253-AB35-26



SALE

3 2 2

43 Golden Ash Drive, Mildura

Built in 2002 and positioned on approximately 400m², this neat brick veneer home offers an appealing combination of space, security and low-maintenance living, making it worthy of consideration for first-home buyers, investors and downsizers alike. Inside, the open-plan kitchen, dining and family area creates the heart of the home, with the kitchen positioned to overlook the neat rear yard so you can stay connected to the outdoor space while preparing meals or entertaining.

Sale
\$549,000 - \$603,000

View
Sat 9:30 - 10:00am

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

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

raywhitemildura.com.au
12896255-AB35-26



SALE

202/157 Thirteenth Street, Mildura

Set within the iconic former Mildura Base Hospital complex, this fully furnished second-floor apartment presents an excellent opportunity for investors seeking a ready-made investment in a convenient location. The apartment offers two generous bedrooms and two bathrooms, complemented by a spacious open-plan kitchen, dining and living area. The living space is enhanced by a split system for year-round comfort, while the fully furnished interior adds further appeal and convenience.

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

2 2 1

Sale
\$349,000 - \$383,900

View
Sat 11:00 - 11:30am

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

raywhitemildura.com.au



SALE

122 Burrows Street, Mildura

Two bedroom conveniently home on a low maintenance 408m2 allotment. The weatherboard home features floorboards throughout. With gas heating & evaporative cooling, the home offers the ability to value add by completing some cosmetic works. Bathroom with shower, bath, vanity & separate toilet. The kitchen has been updated and offers ample preparation space and storage, along with gas cooking. Entertaining area, garden shed and lock up single carport round off this cost-effective property.

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

2 1 1

Sale
\$320,000 - \$350,000

View
Sat 10:45 - 11:15am
Mon 12:30 - 1:00pm

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

raywhitemildura.com.au
12896258-AB35-26



SALE

1 Lethro Avenue, Mildura

A fantastic opportunity to secure 534 m² of vacant land and bring your building plans to life. Whether you're looking to build your first home, create the perfect family residence, downsize into something low-maintenance, or add a new property to your investment portfolio, this block offers plenty of possibilities. This is your chance to start fresh and design a home that suits your lifestyle, needs and budget. Choose your preferred builder, select the layout you've always wanted and enjoy the freedom of creating a home from the ground up.

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Ray White Mildura 03 5021 9500

Sale
\$175,000

Peter Zara
0499 780 688
peter.zara@raywhite.com

raywhitemildura.com.au



SALE

10 Rosemont Avenue, Mildura
Extremely neat & tidy inside & out, this property has had EVERYTHING already done. The superbly renovated three bedroom home is impressive from the moment you set foot on the property.

Sale
\$599,000 - \$658,000

View
Sat 10:00 - 10:30am

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

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

raywhitemildura.com.au

SALE

152 Boomerang Avenue, Irymple
Renovated three bedroom brick veneer home situated on 4,971m² (almost 1.25 acres) with ample shedding. The property has been re-stumped, re-wired, along with new insulation, flooring, paintwork & windows.

Sale
\$620,000 - \$680,000

View
Sat 11:45 - 12:15pm

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

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

raywhitemildura.com.au

12896259-AB35-26



RayWhite



RayWhite



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.

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

Sale
\$999,000 - \$1,098,000

View
Sat 11:00 - 11:30am

4 2 5 1 1

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

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

raywhitemildura.com.au

SALE

232 Koorlong Avenue, Nichols Point

A spacious lifestyle property offering the perfect blend of modern family living, space, shedding and outdoor entertaining. Set on approximately 1.11 hectares, this impressive home was built around 2015 and offers a generous floorplan of approximately

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

Sale
\$1,599,000 - \$1,758,900

View
Sat 10:15 - 10:45am

4 2 2 1 1

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

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

raywhitemildura.com.au



RayWhite



RayWhite



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.

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

Sale
\$1,400,000 - \$1,540,000

View
Sat 9:30 - 10:00am

4 3 2 1 1

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

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

raywhitemildura.com.au

SALE

2/38 Montana Drive, Mildura

This contemporary three-bedroom, two-bathroom home offers a low-maintenance lifestyle without compromising space or comfort. With reverse cycle heating and cooling throughout, you'll enjoy year-round comfort.

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

Sale
Fixed Date Closing 8th Sept 6pm
\$499,000 - \$548,000

View
Sat 11:00 - 11:30am

3 2 2

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

raywhitemildura.com.au
12896260-AB35-26

STRIPES, MODERN AND MINIMALIST

STRIPES are a timeless and versatile pattern that can add both visual interest and depth to interior design. Whether used in bold or subtle ways, stripes can create a sense of movement and energy in a space, making them a popular choice for a variety of design styles.

One of the most common uses of stripes in interior design is for wallpaper or wall paint. Striped walls can create a sense of height in a room, making them a popular choice for smaller spaces such as bathrooms or hallways. Striped wallpaper or paint can also be used to create a feature wall, drawing the eye and adding a sense of drama to a space.

Stripes can also be used in textiles such as curtains, rugs, and upholstery. Striped curtains can add a pop of color and pattern to a room, while striped rugs can create a sense of movement and texture on the floor. Striped upholstery can be used to add visual interest and depth to furniture such as chairs, sofas, and ottomans.

When incorporating stripes into your interior design, it is important to consider the scale and proportion of the pattern. Large, bold stripes may overwhelm a small space, while thin, subtle stripes may be lost in a larger room. It is also important to consider the overall color palette and design elements of the room, and to choose stripes that complement, rather than clash with, other patterns and colors in the space.

Stripes can be used to create a variety of design styles, from traditional and preppy to modern and minimalist. For example, a navy and white striped rug can create a nautical, coastal feel, while black and white vertical stripes can create a sleek, contemporary look.

Overall, stripes are a versatile and



Black and white stripes always make a statement.

timeless pattern that can add both visual interest and depth to interior design. Whether used in bold or subtle ways, stripes can create a sense of movement and energy in a space, making them a popular choice for a variety of design styles. ●



A muted striped wallpaper works effectively in a child's bedroom.



Add subtle stripes to a child's bedroom via a quilt cover or toy storage cylinder.



A common use of stripes in interior design is on wall paper.

Why choose us if you are...

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170 Eighth Street, Mildura Phone 5023 5355

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ROOM TO LIVE, ENTERTAIN AND MAKE IT YOUR OWN

IF space and versatility are high on your wish list, 526–528 Eleventh Street, Mildura delivers plenty of both. Set across a generous 1,747m² allotment, this four-bedroom home offers room for everyday family life, while the near-new entertaining dwelling at the rear creates an exciting extra space to bring people together.

Built in 1982, the home retains its original character and provides a spacious, practical layout. Two separate lounge rooms mean there's room to spread out, whether it's relaxing with the family or finding a quiet space to unwind. A separate dining area and kitchen complete the central living zones, while the main bedroom features a walk-in wardrobe, and the remaining three bedrooms include built-in wardrobes. Evaporative cooling keeps the home comfortable through Mildura's warmer months, while the 6.5kW solar system adds further appeal.

Step outside and the generous block provides even more to enjoy. Established gardens and garden beds surround the property, complemented by automatic

sprinklers to the front yard, a front verandah and small side patio. There's also a two-car carport, large garden shed and two driveway access points that join.

But it's the rear entertaining dwelling that really sets this property apart. Built approx. 4 years ago, this impressive addition features a huge living/function room, kitchenette, three toilets and a powder room, providing an incredible space for celebrations, activities and entertaining. It features two split-systems for year-round comfort during the warmer and cooler months.

Approximately five minutes from Mildura CBD and around a two-minute drive from Goodstart Early Learning and St Joseph's College – Mercy Campus, this is a home with the space and flexibility to grow with you.

Come and experience everything 526–528 Eleventh Street has to offer. ●



HOME ESSENTIALS

Address: 526-528 Eleventh Street, MILDURA **Description:** 4 bedrooms, 1 bathrooms, 2 garage **Price:** \$695,000 - \$764,500 **Inspect:** Saturday 9:00am - 9:30am
Contact: Tom Dawe 0455 400 382, ONE AGENCY MILDURA



191 Belar Avenue, Irymple

Uncork The Possibilities - Mildura Chateau
For sale

Offered to the market is the freehold of the iconic Chateau Mildura, a landmark estate that has stood at the heart of the Sunraysia region since 1888. Established by the pioneering Chaffey Brothers, this remarkable property is recognised as the birthplace of the region's wine industry and presents a once in a generation opportunity to secure one of Australia's most significant heritage assets. This is a legacy that offers its next custodian the opportunity to preserve its history while creating an exciting new chapter for one of Australia's most enduring wine landmarks.

Price \$1,000,000 - \$1,100,000
Viewing Phone for Information
Contact Mark Thornton 0408 534 772



16 Cambridge Terrace, Mildura

4 | 2 | 5 | 1

The Crown Jewel Of Cambridge Terrace
For sale

Commanding attention with its striking Federation-style façade and grand proportions, 16 Cambridge Terrace delivers a luxury lifestyle that is truly in a class of its own. From the moment you step inside, the home's sense of scale is immediately apparent. Offering an exceptional combination of craftsmanship, character and lifestyle, this remarkable Dunning-built residence will appeal to families and buyers seeking a luxurious home that stands apart from the rest. An inspection is essential to fully appreciate the quality, scale and attention to detail that define this home.

Price \$2,350,000 - \$2,585,000
Viewing Phone to Inspect
Contact Tom Dawe 0455 400 382



526-528 Eleventh Street, Mildura

🛏 4 | 🚿 1 | 🚗 2

Room To Live, Entertain And Make It Your Own

For sale

If space and versatility are high on your wish list, 526-528 Eleventh Street, Mildura delivers plenty of both. Set across a generous 1,747m² allotment, this four-bedroom home offers room for everyday family life, while the near-new entertaining dwelling at the rear creates an exciting extra space to bring people together. Approximately five minutes from Mildura CBD and around a two-minute drive from Goodstart Early Learning and St Joseph's College - Mercy Campus, this is a home with the space and flexibility to grow with you. Come and experience everything on offer!

Price \$695,000 - \$764,500
Viewing Sat 29th Aug, 9:00am - 9:30am
Contact Tom Dawe 0455 400 382



1/529 Walnut Avenue, Mildura

🛏 3 | 🚿 2 | 🚗 2

The Ease Of Everyday Living

For sale

Positioned within the well-maintained Woodville Villas complex, this beautifully presented three bedroom, two bathroom residence offers the perfect blend of comfort and low maintenance living, just minutes from Mildura Central and everyday conveniences.

Price	\$499,000 - \$548,900
Viewing	Sat 29th Aug, 9:30am - 10:00am
Contact	Mark Thornton 0408 534 772



434 - 436 Etiwanda Avenue, Mildura

🛏 5 | 🚿 2

Foundation For Future Development

For sale

Positioned in one of Mildura's most strategic growth corridors and set across an expansive 4,038m² (approx.) allotment, this property offers substantial landholding and endless possibilities for those looking to capitalise on the area's continued growth (STCA).

Price	\$995,000 - \$1,094,500
Viewing	Phone for Information
Contact	Tom Dawe 0455 400 382



ALL THAT AND A WHOLE LOT MORE!

THIS amazing lifestyle property has a rare combination of both a beautiful modern dwelling with all the outdoor add ons plus an income producing stream through citrus and avocados.

The sprawling home is built in the homestead style with a verandah around it entirely and has been extended by the current owners to create the most fabulous main bedroom retreat with en suite, walk in robe and full sized living area.

Two bedrooms have walk in robes, and the 4th bedroom has a built-in robe, there is a freestanding tub to the bathroom and ducted reverse cycle through out.

There is a lounge leading onto the meals and an adjoining updated kitchen. And it only gets better as you move outside with a generous covered entertainment area overlooking the in ground pool with its own

cabana at the end.

The fabulous shed has sliding door access from the entertainment area to a games room with additional shower and toilet.

There is rain and rural water, three-phase power, a 15kW pump on the river, fertigation tank and automated low level sprinklers.

Set on approximately 4.28 hectares, the Murray River is just at the end of the street and the Nangiloc Tavern is less than 5mins in the car - to appreciate what is on offer book your inspection today. ●



HOME ESSENTIALS

Address: 138 Castle Crossing Road, NANGILOC **Description:** 4 bedrooms, 2 bathrooms, 2 garage **Price:** \$749,500 - \$824,450 **Inspect:** Phone for inspection
Contact: Robert J Stephens 0458 658 566, email: rstephens@ctfnre.com.au or Shaun Stephens 0434 434 499 email: sstephens@ctfnre.com.au, COLLIE & TIERNEY MILDURA
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first national
REAL ESTATE | Collie & Tierney



DARETON

🏠 2 🚿 1 🚗 2

NEW LISTING



WHY PAY RENT

- Set on a 896m² block, (approx.) is this cozy 2 bedroom 1 bathroom home
- Inside, you're greeted by a fresh natural colour palette throughout
- There is also a bright modern kitchen which features an electric oven and stove
- Outside, you'll find a fantastic undercover entertaining area, perfect for summer days

FOR SALE

Photo ID required

\$150,000 - \$165,000

Saturday 11:30 - 12:00

13 Hawdon Street

Lyle Massey
0418 505 507



RED CLIFFS



RURAL LIFESTYLE WITH INCOME

- Set on an elevated 242 acres (approx.) only 10km from Red Cliffs and 25km from Mildura
- Income producing citrus, est. lucerne under OHS, native vegetation for sheep production
- Included are open bay shedding, storage shedding, meat house/cool room, accom. cabin & dam with auto pump
- Excellent scope to expand & develop further

FOR SALE

Photo ID required

\$795,000 - \$854,250

Phone for Inspection

540 Stewart Road

Lyle Massey
0418 505 507



NANGILOC

🏠 4 🚿 2 🚗 2 🌊



LUXURY LIFESTYLE

- Amazing lifestyle property with sprawling homestead and wide verandahs
- Huge outdoor living area overlooking inground pool plus massive man cave with separate shower & toilet
- Set in beautiful gardens with tall shady trees
- Planted to citrus & avocados, all on 4.28 ha (approx.) with pump on river

FOR SALE

Photo ID required

\$749,500 - \$824,450

Phone for Inspection

138 Castle Crossing 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.

0407 865 573
gcrisera@ctfnre.com.au



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5021 2200

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REAL ESTATE GUIDE

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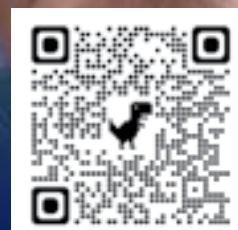
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SPACIOUS FAMILY LIVING

SET in a quiet court location, this family home offers plenty of space both inside and out. Featuring four bedrooms plus a study, the home is designed to accommodate growing families with ease, complemented by a separate lounge and an open-plan kitchen, meals and family area.

The updated kitchen is well equipped with stone benchtops, a chef-style cooker and a butler's pantry, providing excellent storage and practicality for everyday living. The main bedroom includes an ensuite and built-in robe, while the remaining bedrooms are serviced by a central family bathroom. High ceilings throughout enhance the sense of space and natural light, with ducted

reverse cycle heating and cooling ensuring year-round comfort.

Outside, the large covered entertaining area provides the perfect place to gather with family and friends, overlooking the backyard and swimming pool. A large carport offers excellent vehicle accommodation, while garden sheds provide additional storage for tools and equipment. ●



HOME ESSENTIALS

Address: 1 Dr Abramowski Court, MILDURA **Description:** 4 bedrooms, 2 bathrooms, study, 2 garage **Price:** \$650,000 - \$715,000 **Inspect:** Saturday 11:30am - 12pm
Contact: Marcus Coppola 0411 246 213, PROFESSIONALS MILDURA



**New
Listing**

884 Fourteenth Street, *Mildura*

🏠 3 | 🚗 1 | 🚗 1 | 📏 580m²

- Renovated kitchen with plenty of storage, electric oven & hotplates
- Natural gas log fire provides cosy winter heating
- Lock-up garage/workshop, a second shed/workshop, rainwater tank & tandem carport
- Situated in a central & convenient location

PRICE
\$420,000 - \$460,000

INSPECTION
By Appointment

Jason Lawler
0417 248 002



For Sale

84 & 88 River Boulevard, *Mildura*

🏠 4 | 🚗 2 | 🚗 5 | 📏 6 Acres

- Two fully serviced 3-acre allotments with the Murray River
- Each allotment includes an existing dwelling
- River pump with AUL & 3 phase power
- Option to purchase an additional 10 acres directly behind the properties
- 5 minute drive to Mildura's CBD

PRICE
Price on Application

INSPECTION
Sat 29 Aug 11:00 - 11:30am

Loretta Paiano
0418 596 789



**EOI Closing
25th Sept
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 25th Sept

INSPECTION
By Appointment

Tony Roccisano
0418 502 101



**EOI Closing
10th Sept
2pm**

148-150 Pine Avenue, *Mildura*

📏 952m²

- Under the instructions from Receivers, this highly versatile investment opportunity with a strong history of high occupancy including long term tenancies is being offered for sale by Expressions of Interest
- Under cover car parking at rear of the building
- Frontage to Pine Avenue

PRICE
EOI Closing 2pm, Thurs 10th September

INSPECTION
By Appointment

Tony Roccisano
0418 502 101



Grandview Rise, 65–67 Hendy Road, *Buronga*

Grandview Rise – Stage 2

📏 **533m² – 1088m²**

Grandview Rise, comprising 44 residential allotments. Secure your allotment today!

- Allotments ranging from 533m² to 1088m²
- Situated between Buronga and Midway Estate
- Close to schools, shops, pharmacy and more
- 3kms from Mildura, walking distance to the river

PRICE

Contact Agent

INSPECTION

By Appointment

Tony Roccisano

0418 502 101



147 Fifth Street, *Nichols Point*

Prestige Living in Nichols Point Estate

📏 **Approx. 1800m²**

A rare opportunity to secure your dream lifestyle in one of the region's most sought-after locations.

- 15 titled, lifestyle-sized residential allotments of approximately 1800m² each
- Just minutes from Mildura's CBD and close to Nichols Point Primary School, the local General Store, and the upcoming Childcare Centre

PRICE

\$350,000 per allotment

INSPECTION

By Appointment

Tony Roccisano

0418 502 101



Image credit: Dulux Most Loved: Get The Look Stylist: Kerrie-Ann Jones Photographer: Milly Mead Colours: Dulux Vintage Beige, Dulux Natural White™ Products: Dulux Wash&Wear, Dulux Ceiling White, Dulux Aquanamel



Image credit: Dulux Most Loved: Get The Look Stylist: Kerrie-Ann Jones Photographer: Milly Mead Colours: Dulux Vintage Beige, Dulux Natural White™ products: Dulux Wash&Wear, Dulux Ceiling White, Dulux Aquanamel



Room before make-over.

HOW NEUTRAL INTERIORS ARE SHAPING THE FUTURE OF WELLNESS SPACES

By: Get the Look with Kerrie-Ann Jones: Styling with Dulux's Most Loved Colours

WELLNESS is moving beyond spas and studios and into the home, with more homeowners creating dedicated spaces designed to support health and wellbeing. Tapping into this growing lifestyle shift, Interior Designer and Stylist Kerrie-Ann Jones has partnered with Dulux to bring the trend to life, designing her own at-home wellness studio.

Kerrie-Ann explains that while a dedicated wellness space may feel like a luxury, creating a place at home to pause and decompress can be incredibly valuable. “Whether it’s used for exercise, meditation, or simply unwinding at the end of the day, having a space in your own home that’s intentionally designed for wellbeing can have a meaningful impact on both mental and emotional health.”

Kerrie-Ann adds how colour plays a pivotal role in shaping the mood of a home, with Dulux’s Most Loved collection of neutrals leading the way as her go-to choice for creating calm and restorative wellness spaces. “Warm neutrals work beautifully in our climate because they create softness while still feeling fresh and contemporary, making them ideal colour choices for creating a dedicated area for mindful activities and hobbies in the home. They also pair effortlessly with natural materials like timber, linen and stone, which are commonly used in Australian interiors.”

The space in question has had a few iterations over the years, Kerrie-Ann explains, including a guest bedroom and a photography studio. “What the space had always lacked was personality and soul. It’s a large, long room, so as a guest bedroom it never quite felt cosy or grounding”.

Transitioning the space again, this time to create a serene wellness studio, Kerrie-Ann was drawn to two popular shades from Dulux’s Most Loved collection, Dulux Vintage Beige and Dulux Natural White™. “The vision

was to create a space that felt restorative, calming and reflective of my style, avoiding the cold and clinical aesthetic of typical home gyms. This space is used for both movement and relaxation, so colour played a huge role in softening the space and creating a foundation that instantly felt inviting.”

Dulux Vintage Beige was chosen for the walls for its soft and warm tone. “From contemporary to mid-century, this colour is super versatile, making it perfect for any interior style as it complements without overpowering the space. Dulux Natural White™ was used on the door and skirting boards to create a gentle contrast. As a bright white, it adds freshness and lightness, making the overall look feel balanced and timeless.”

Kerrie-Ann then looked to introduce tonal colours, natural textures and soft lighting to complete the room’s transition to an immersive retreat. “Paint was the starting point because it instantly shifts the emotional feel of a room,” adds Kerrie-Ann. “From there, I layered sheer curtains to diffuse light, warm timber for grounding, sculptural forms for interest, burgundy and sage green accents for depth, and a touch of chrome for a contemporary edge.” The result is a grounded space that is peaceful, restorative, and designed for both movement and rest without ever feeling over-styled.

Kerrie-Ann explains how homeowners are now craving softer, more grounding interiors. “Neutral doesn’t just mean white, beige or grey anymore. We’re seeing soft sage greens, earthy pinks, terracotta tones, warm browns and even sky blues becoming increasingly popular because they bring warmth and personality while still feeling calm and timeless - it’s a really exciting time for Australian interiors.”

On incorporating neutral colours in your own home, Kerrie-Ann advises there are some key considerations to keep in mind. “Australian homes are filled with beautiful natural light, allowing neutral tones to look

stunning throughout the day. However, don’t forget to think about the undertones of the paint and how the natural light in the space can change throughout the day, as it can completely change the way a space looks and feels.”

The materialities used to complete the look are equally important, Kerrie-Ann adds. “It’s the synergy of all elements that truly transform a room. Warm paint tones set the mood, while the right mix of materials such as linen, natural surfaces like timber and stone, metals, and other soft furnishings infuse depth, creating a textured, lived-in feel.” Kerrie-Ann explains.

For homeowners ready to embrace a new neutral makeover in their own home, Dulux’s Most Loved colour range offers plenty of inspiration. For more information head to the Dulux website.

Kerrie-Ann’s top Most Loved picks

Dulux Vintage Beige: This cozy mid-tone neutral with ochre hints makes for a stunning wall or trim choice indoors and out. It shines alongside Dulux White Polar Quarter and Dulux Parchment Paper for a soft, inviting look.

Dulux Natural White™: A true classic! Perfect with timber and stone, this versatile shade harmonises effortlessly with any palette.

Dulux Oyster Linen: With a touch of green undertone, this warm mid-tone neutral is ideal for trims or main walls. It also complements neutral whites beautifully, especially Dulux China White.

Dulux Tavern: Rich and grounding, this darker neutral brings warmth and depth. Pair it with Dulux Beige Royal Quarter and Dulux White Cloak Quarter for a welcoming and inviting aesthetic.

Dulux Basketweave Beige: This lovely warm, brownish neutral sets a grounding tone. It looks stunning with a complementary blue-grey like Dulux Tinker or the classic Dulux Neutral Lexicon.

Kerrie-Ann’s styling tips for a neutral makeover

Create a mood board. Collate images in a mood board which encapsulate the mood you want the space to evoke. Pick a paint colour that fits that mood, then choose furniture, lights, and accessories to match. For wellness areas, use equipment that fits the style of the room for a seamless look.

If in doubt, start with a warm beige. For those hesitant to move beyond traditional whites, warm beige tones are a great place to begin. Dulux Vintage Beige is timeless, yet also adds softness and depth.

Styling on a budget. Repainting a room is one of the most affordable and effective ways to completely transform a space. Try also rearranging your furniture layout before buying anything new. Sometimes moving just one or two pieces can instantly change how a room feels, and it costs nothing to do.

Add accents for colour. To enhance the personality of your space, keep a neutral base for the main wall colour, then introduce colour through accents such as furniture, artwork, and accessories. This approach allows for playful colour experimentation while still maintaining a calm, balanced feel.

Experiment with paint placement. Applying neutrals in unexpected ways - like painted ceilings, colour-drenched rooms, tonal walls and trims, and painted architectural features - are becoming increasingly popular. Try wrapping a room in a single soft neutral for a cozy, cocooning effect.

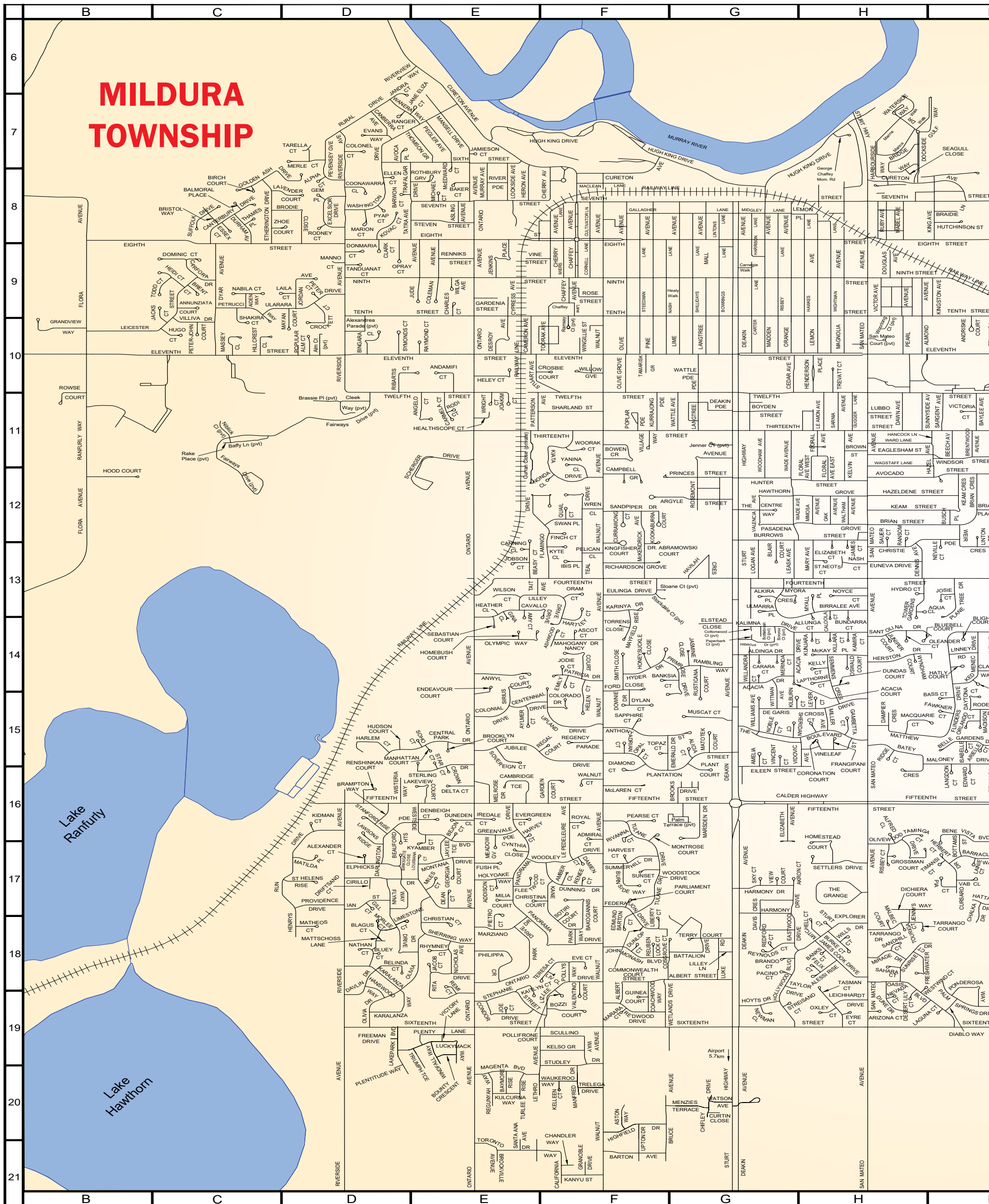
Test samples in different light. Neutrals can shift dramatically depending on the time of day, so it’s important to test samples in different light.

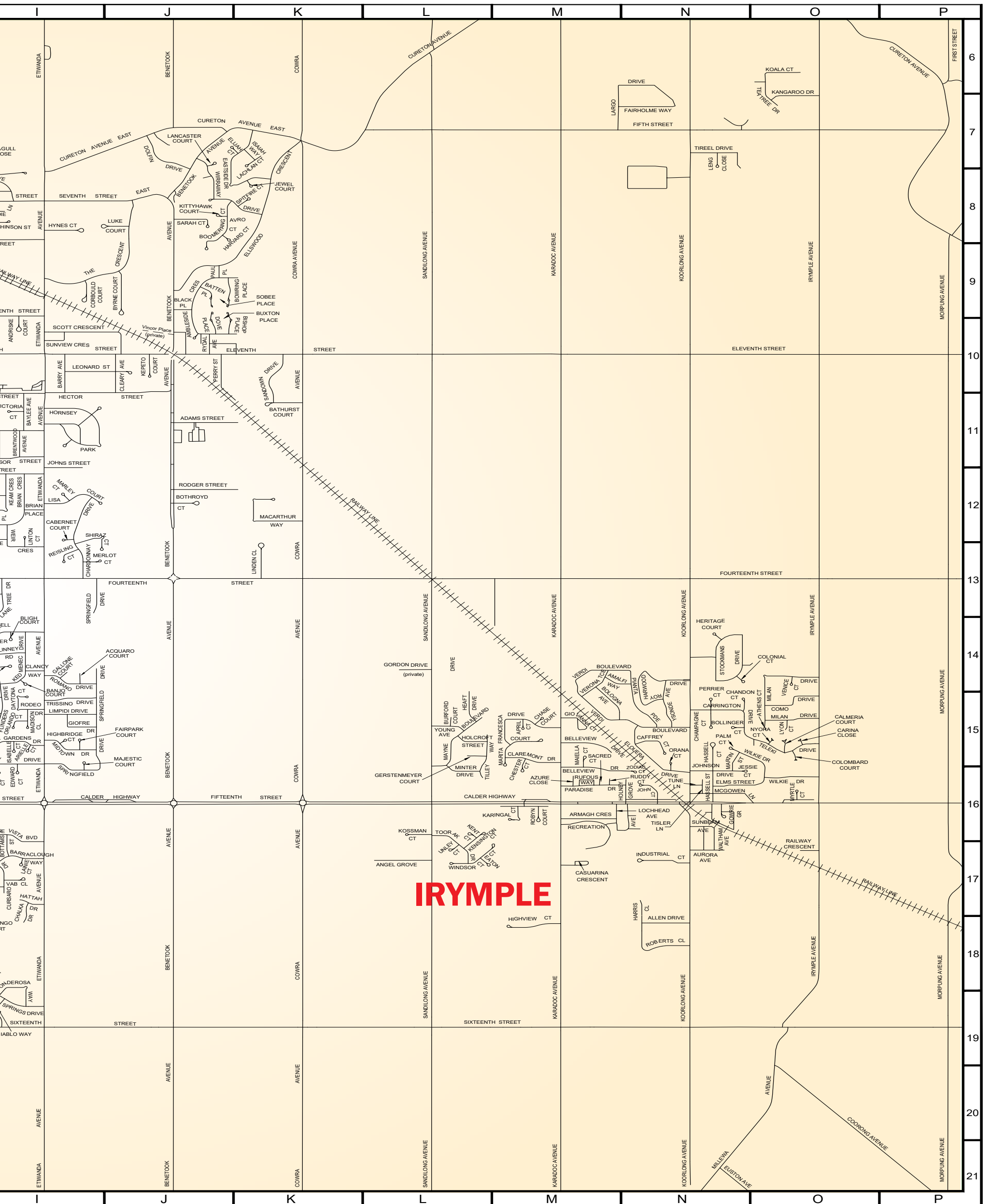
Play around with textures. Layering whites with texture through fabrics, timber and styling is key to creating warmth and depth in the space so it feels inviting and interesting rather than flat. ●

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Brampton Way.....	D16	Downie Drive.....	F15	Highview Court.....	M18	Lilley Lane.....	G18	Oran Court.....	N16	Stuart Avenue.....	F10	Woorak Court.....	F11
Brando Court.....	G18	Dr. Abramowski.....	F13	Hillcrest Close.....	C10	Lime Avenue.....	G9	Oran Court.....	N16	Studley Drive.....	F20	Woorlong Court (private).....	H10
Brassie Place (private).....	D11	Draftsman Court.....	D17	Holcroft Street.....	L15	Limestone Court.....	D18	Oran Court.....	N16	Sturt Court.....	H18	Wren Close.....	F12
Brent Court.....	C9	Dundas Court.....	H14	Hollywood Boulevard.....	G18	Limpidi Drive.....	I15	Oran Court.....	N16	Sturt Highway.....			

MILDURA TOWNSHIP





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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