

SunraysiaDaily

Friday 9 October 2026 – Saturday 10 October 2026

REAL ESTATE GUIDE

ULTIMATE MURRAY RIVER LIFESTYLE

32 Hendy Road, Buronga

See Home Focus
on page 2



Professionals

Why choose us if you are...

BUYING or SELLING your PROPERTY in VICTORIA

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

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



allstate
conveyancing

CPC
certified practising conveyancer

Sheree Hensgen is a Member of the Australian Institute of Conveyancers (Vic Division), Licensee No. 000072L under the Conveyancers Act 2006.

12805248-MR39-25

170 Eighth Street, Mildura Phone 5023 5355



ULTIMATE MURRAY RIVER LIFESTYLE

IF you've been dreaming of a private riverside retreat with breathtaking views, space, and an enviable lifestyle, this magnificent property deserves your attention.

Set across almost 2.5 acres of beautifully landscaped gardens, this grand two-storey residence enjoys a spectacular position overlooking the mighty Murray River, offering a rare combination of luxury, privacy and lifestyle just minutes from Mildura CBD.

The impressive four-bedroom home features spacious living areas and quality finishes throughout. The stunning kitchen is the heart of the home, complete with a generous island bench, stone benchtops, wall oven, gas cooktop and dishwasher, while the adjoining meals area takes full advantage of the majestic river views.

Upstairs, the balcony provides the perfect vantage point to sit back, relax and enjoy the ever-changing river landscape. Polished floorboards feature throughout the kitchen, dining and family areas, while tiled flooring, ceiling fans and reverse-cycle air conditioning throughout ensure year-round comfort.

Downstairs, a spacious rumpus room provides additional living space and opens the door to a host of possibilities for family

living and entertaining. Outside is where this property truly comes to life. Enjoy long lunches and evening gatherings under the alfresco entertaining area, complete with built-in BBQ, pizza oven and fire pit right at the water's edge.

A remote-control entry gate provides both privacy and security, while the sprawling floating jetty is perfect for mooring your boat, enjoying a spot of fishing or simply relaxing beside the river.

For those needing plenty of storage, the property boasts three large sheds, providing exceptional space for boats, caravans, vehicles, equipment and all the toys that come with a true riverside lifestyle.

This is far more than a home — it is a complete lifestyle change. Imagine waking each morning to magnificent river views, spending afternoons on the water, and entertaining family and friends beside the Murray.

A rare opportunity to secure your own private slice of the mighty Murray River, all within minutes of Mildura CBD. ●

 **Professionals**



HOME ESSENTIALS

Address: 32 Hendy Road, BURONGA **Description:** 4 bedrooms, 2 bathrooms, 4 garage, 9707m² **Price:** Price on Application **Inspect:** By Appointment
Contact: Tony Roccisano 0418 502 101 or Jason Lawler 0417 248 002, PROFESSIONALS MILDURA

125-127 Riverside Avenue, *Mildura*

*Selling
Mildura's
Most Beautiful
Homes*

"La Vita Nuova" – A New Life

 **4** |  **2** |  **2** |  |  **2496m²**

Dating back to the late 1800s, during the earliest days of Mildura's irrigation settlement, this magnificent estate is steeped in history & character. Its restoration has been undertaken with enormous respect for its origins, carefully preserving its heritage charm while embracing modern living, contemporary comforts & an exceptional standard of finish, with no expense spared.

- Timeless heritage features, including original fixtures & fittings, beautiful period character & a sense of grandeur
- Cellar, gym, playground, basketball court, swimming pool & shed
- Expansive outdoor entertaining area
- Exceptional versatility for families, guests or multi-generational living

PRICE

Price on Application

INSPECTION

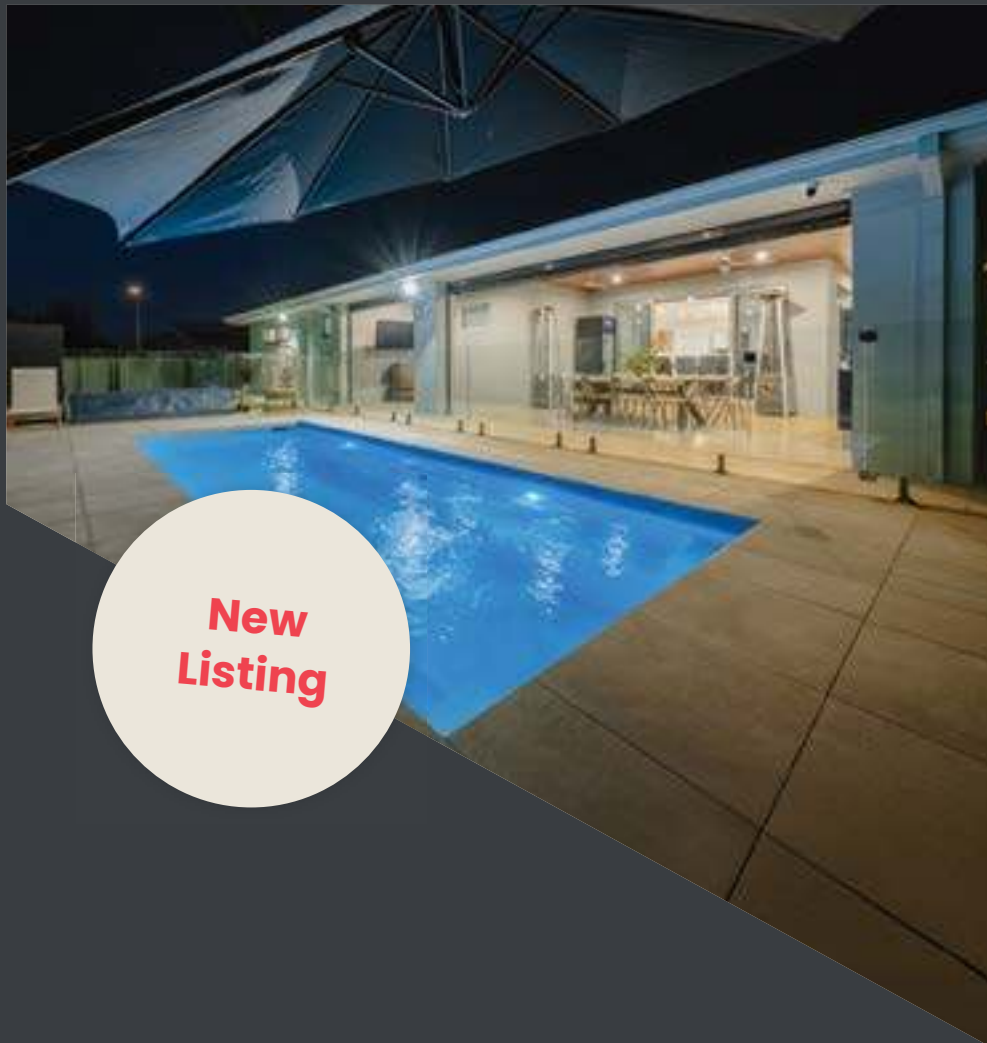
Sat 10 Oct 12:00 – 12:45pm

Professionals Mildura

Loretta Paiano

0418 596 789





**New
Listing**

569 Walnut Avenue, *Mildura*

Stylishly Crafted Excellence

🛏️ 4 | 🏠 4 | 🚗 2 | 📏 1884m²

Bringing together grand living & a sense of sophistication, it offers the space to enjoy family life on a larger scale.

- Stunning kitchen featuring stone benchtops, quality appliances, gas cooking & butler's pantry
- Substantial shed with self contained granny flat
- Sparkling in-ground swimming pool

PRICE

\$1,500,000 - \$1,650,000

INSPECTION

Sat 10 October, 10:00 - 10:30am

Tony Roccisano
0418 502 101

Marcus Coppola
0411 246 213



**New
Listing**

Conceptual Image Only

23 Melaleuca Street, *Buronga*

Turn-Key – Quality New Home

🛏️ 4 | 🏠 2 | 🚗 2 | 📏 913m²

Positioned on an elevated red loam allotment & nearing completion, this impressive quality-built home offers spacious family living, outstanding street appeal & excellent outdoor entertaining.

- Master featuring a huge WIR & ensuite
- 8m x 4m lock-up shed with rear yard access
- Landscaped gardens with irrigation system

PRICE

\$950,000

INSPECTION

By Appointment

Tony Roccisano
0418 502 101





**Auction:
23rd October**

57 First Street, *Merbein*

Over 93 Acres of Prime Irrigated Land

🏠 4 | 🏡 1 | 📏 37.87 Ha

Land of this scale is rare, with elevated ground close to town, top class soil, established plantings & vacant land ready for redevelopment.

- Combined AUL of 242.7ML across 3 licences
- Delivery shares of 2.237ML per day
- 2 pumps, under vine sprays & drippers
- 4 separate titles with 2 road frontages

AUCTION

Friday 23 October, 2pm Onsite

INSPECTION

By Appointment

Francis Morello
0415 979 891

Tony Roccisano
0418 502 101



**New
Listing**

19 Joseph Court, *Red Cliffs*

🏠 3 | 🏡 2 | 🚗 2 | 📏 406m²

- Modern, low maintenance home offering a smart opportunity for first home buyers, downsizers or investors alike. Simply move in & enjoy
- Master bedroom with ensuite & WIR
- Light-filled kitchen fitted with a 900mm gas cooktop, dishwasher & a waterfall island bench

PRICE
\$600,000 - \$660,000

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

Carole Tulloch
0428 291 639



**New
Listing**

201 Commercial Street, *Merbein*

🏠 3 | 🏡 1 | 🚗 2 | 📏 704m²

- High ceilings & timber detailing
- Covered entertaining area provides the perfect place to enjoy time with friends or family
- Large powered shed & garage
- Conveniently positioned for everyday needs & close to Merbein township

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

INSPECTION
Sat 10 Oct 11:00 - 11:30am

Marcus Coppola
0411 246 213





New Listing

113 San Mateo, *Mildura*

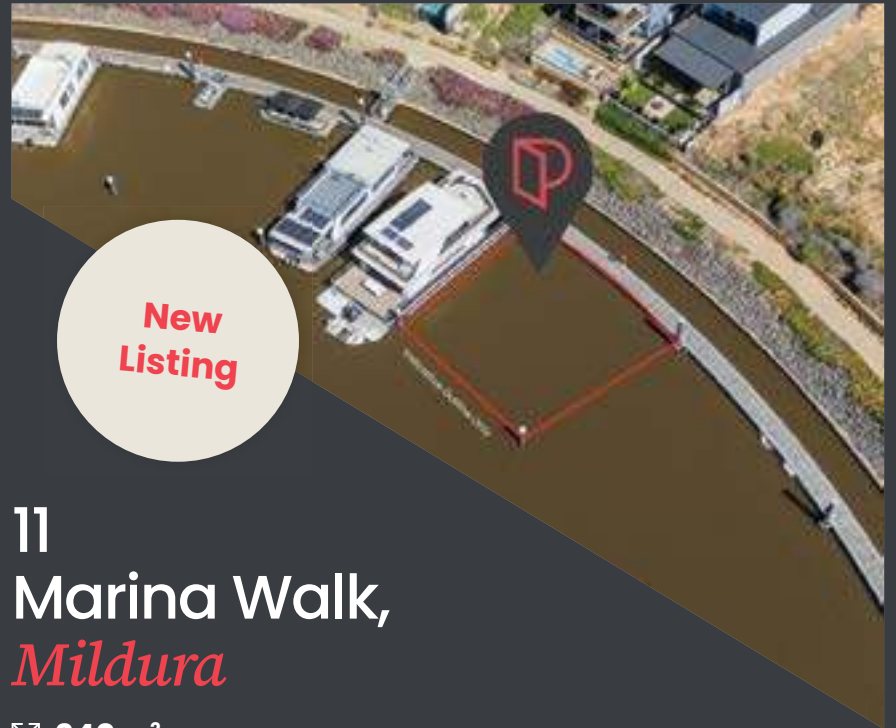
🏠 3 | 🚿 1 | 🚗 1 | 📏 660m²

- Freshly carpeted throughout, with a brand-new bathroom
- Open-plan kitchen & dining area, plus a separate lounge room
- Covered alfresco area, fully fenced yard & a handy garden shed
- Situated on College Lease land & currently showing a 7% return

PRICE
\$299,000 to \$328,000

INSPECTION
Sat 10 Oct 11:00 – 11:30am

Loretta Paiano
0418 596 789



New Listing

11 Marina Walk, *Mildura*

📏 240m²

- Ideal for your holiday houseboat, boat or little dinghy
- Water & power available on site
- Direct access to the Murray River
- A rare opportunity to secure your own mooring site & make the most of life on the Murray River

PRICE
\$85,000 – \$93,000

INSPECTION
By Appointment

Loretta Paiano
0418 596 789



**Auction:
31st October**

256 San Mateo Avenue, *Mildura*

🏠 3 | 🚿 1 | 🚗 1 | 📏 612m²

- Short walk to Mildura Primary School & the Thirteenth Street shops, minutes to Mildura Central
- Restumped, with new floor coverings, sheers & blinds, ready to move into as it stands
- 3 bedrooms with robes, big lounge with split system, covered outdoor living & lock-up shed on 612m²

AUCTION
Sat 31 Oct, 11am Onsite

INSPECTION
Sat 10 Oct 10:30 – 11:00am

Francis Morello
0415 979 891



**Auction:
23rd October**

313–331 Benetook Avenue, *Mildura*

📏 7139m²

- Exceptional site offering prospective purchasers a strategic foothold in Mildura's growth corridor
- Cleared site ready to develop
- Zoned Industrial 1 (INIZ)
- 66.22 meter frontage
- Rare opportunity to secure Prime Industrial Land in the heart of Mildura's Industrial precinct

AUCTION
Fri 23 October, 12noon onsite

INSPECTION
By Appointment

Tony Roccisano
0418 502 101
Marcus Coppola
0411 246 213





For Sale

36 & 38 Guava St, *Red Cliffs*

🏠 6 | 🏡 3 | 📏 418m²

- Exceptional investment opportunity ideally located within walking distance to Red Cliffs Town Centre
- Comprising of 1 x three-bedroom unit, 1 x two-bedroom unit & 1 x one-bedroom unit
- Currently returning \$48,100 pa

PRICE
\$750,000 - \$825,000

INSPECTION
Sat 10 Oct 10:45 - 11:15am

Carole Tulloch
0428 291 639



Auction:
30th
October

Warehouse 2 (Lot 8) 67-71 Eighth St, *Mildura*

📏 190m² approx

- For Sale by Auction is Warehouse 2 with absolute Street frontage to 8th Street, in the exceptional, architecturally designed industrial business hub in the heart of the Mildura CBD
- Strata titled - 138.5m² ground floor & 35.7m² mezzanine, will suit a wide range of commercial, industrial, & professional uses

AUCTION
Fri 30 Oct 12noon Onsite

INSPECTION
By Appointment

Tony Roccisano
0418 502 101



*New
Price*

906 Fifteenth Street, *Mildura*

🏠 3 | 🏡 2 | 🚗 2 | 📏 601m²

- Modern kitchen with excellent functionality & storage
- Split-system heating & cooling for year-round comfort
- Great investment opportunity
- Exceptional location, close to major supermarkets, Centro Plaza & the Fifteenth Street shopping precinct

PRICE
\$490,000 - \$520,000

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

Loretta Paiano
0418 596 789



For Sale

2/2076 Fifteenth Street, *Irymple*

🏠 3 | 🏡 2 | 🚗 1 | 📏 357m²

- Secure one—or both—of these stunning contemporary duplex homes, expertly crafted by UBS Award-Winning Builders.
- Luxurious master suite with ensuite & walk-in robe
- Spacious open-plan living & dining
- Undercover alfresco entertaining area
- Luxury living, premium craftsmanship

PRICE
\$595,000 - \$650,000

INSPECTION
Sat 10 Oct 11:30 - 12:00pm

Jason Lawler
0417 248 002



SETTLE DOWN IN THE CENTRE OF COMFORT

ON average people spend more time in their bedrooms than any other room in the house, which is why creating a look and feel that represents peace and tranquillity, while still being practical, is often hard to do.

Beds are the biggest piece of furniture that need to be accommodated in the layout, which can make it difficult to strategically place everything else that is needed around it.

Creating a simple design which provides space, flow and practicality can often be quite difficult.

Drawing up a floor plan is the first step, especially before you start moving furniture, as it will save time and a lot of backaches.

In the plan include the ensuite, robes, placement of big items such as televisions or artworks, and windows.

When deciding where to place the bed use the window view and ensuite as a point of reference and then place the bed in the best position.

Take the furniture you need into account - dressers, chairs, desks and nightstands are great items to include but weigh up their usefulness against the space you may require.

Also take notice that when leaving the bedroom door open that privacy is not an issue, especially when the room is directly off a family-friendly space such as kitchen or family room.

Whatever furniture and furnishings you have in the bedroom, the most important item you will purchase is a mattress.

When shopping around for a mattress be sure to take your time.

If you have a partner take them shopping as well so they can lie with you to test the comfort and practicality of the mattress.

Do not lie on a test mattress for a minute or two - take as long as you need to roll over, sit up and get in and out of the bed.

Do not forget to lift up the mattress, some are quite heavy and can make it difficult to flip or rotate, especially if you are on your own.

When dressing the bedroom take into consideration its size as well as personal preferences.

For a calm and relaxing sleep it is best to use neutral tones or hues of grey, blue and green.

On the other side of the spectrum, dark colours can make the room feel like a cocoon ready to envelope the sleeper into a cosy haven.



Image by Anna Lisa from Pixabay



Image by ErikaWittlieb from Pixabay



500682_02

Bed furnishings should be plump and inviting. A good pair of sheets may cost more but they should last longer and feel better to the touch.

A quilt or doona does not need to be a centrepiece, but needs to enhance the look of the room.

A neutral colour quilt can often be the canvas to create several different looks, which can be changed through the seasons

or whenever you like.

Adding the colour and pop to a room will be the pillows and cushions used at the head of the bed as well as coloured throw scattered over the end to provide character.

KIDS ROOMS

- For toddlers and preschoolers use primary colours to decorate the room
- Add a colourful rug and lots of pillows

to create a play corner

- Use shelving to display personal items and use storage boxes to stack toys away
- For schoolchildren there should be a homework area if possible which is well lit
- Include any teenagers in discussions when decorating their room as they will have ideas of what they need

Selling your home?

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

SunraysiaDaily

REAL ESTATE GUIDE

25 Madden Avenue, Mildura, 3500

WEBSITE: www.sunraysiadaily.com.au

CLASSIFIEDS: Phone: 1300 666 808 Email: sales@networkclassifieds.com.au

ADVERTISING: Phone: 03 5023 0211 Email: advertising@sunraysiadaily.com.au

EDITORIAL: Phone: 03 5023 0211 Email: editorial@sunraysiadaily.com.au

Published by SA Today Pty Ltd. ACN 644 311 937.
All material is copyright to SA Today Pty Ltd. All significant errors will be corrected as soon as possible.
Distribution numbers, areas and coverage are estimates only. For our terms and conditions, please visit sunraysiadaily.com.au/terms-and-conditions.



MODERN LIVING, SMART INVESTMENT

KATRINA Wootton, sales agent and marketing specialist at Ray White Mildura offers to the market this modern home, designed for easy living.

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, while the thoughtful floorplan makes everyday living simple.

The master bedroom is privately positioned with the added convenience of a walk-in robe and ensuite, while the remaining two bedrooms feature built-in robes and are serviced by a well-appointed central bathroom.

At the heart of the home is the stylish galley-style kitchen, complete with a generous island bench, electric cooking, dishwasher and pantry.

Overlooking the dining and family living areas, it creates a practical hub for entertaining, relaxing and keeping an eye on the family.

From here, doors open to a neat, fully fenced and private backyard, offering an

easy-care outdoor space to enjoy without the weekend maintenance.

The double garage provides secure parking and additional storage, while the overall design is well suited to first-home buyers, downsizers, busy professionals or investors.

And then there's the location. Positioned in a popular part of Mildura, you're conveniently placed for everyday amenities, with Mildura Central Shopping Centre, schools including Trinity Lutheran College and Ranfurly Primary School, and the Mildura Sporting Precinct all within easy reach.

Currently rental appraised at \$490 per week, this property presents an attractive opportunity for investors seeking a modern, low-maintenance addition to their portfolio, while owner-occupiers can simply move in and enjoy.

Modern, private, practical and well located, this is a townhouse that makes a lot of sense. ●



HOME ESSENTIALS

Address: 2/38 Montana Drive, MILDURA **Description:** 3 bedrooms, 2 bathrooms, 2 garage **Price:** \$499,000 - \$548,000 **Inspect:** Saturday 10:15 - 10:45am
Contact: Katrina Wootton 0431 249 801, RAY WHITE MILDURA



SALE

9 Matilda Place,
Mildura

Some homes simply give you somewhere to live. Others change the way you experience home. Set on approximately half an acre in a peaceful West Side setting, this impressive brick veneer residence delivers the rare combination of generous space, sophisticated style and effortless family living. From the moment you arrive, the modern facade and established landscaping create an immediate sense of quality. Step inside and that impression only grows, with moody tones, high-end finishes and an abundance of natural light creating an atmosphere that feels both refined and welcoming. Designed with family life in mind, the three bedrooms are genuinely generous in size, while two beautifully appointed bathrooms - including a private ensuite - provide the comfort and functionality today's families demand.

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



3  2  2  1 

At the heart of the home, light-filled living spaces provide room to spread out, entertain and simply enjoy being together. There is no sense of compromise here; instead, every part of the home feels considered, practical and beautifully finished. And then there is the land. Approximately half an acre gives you the breathing room that modern suburban living so often lacks. Established landscaping surrounds the home, while the substantial shed and convenient vehicle access add another layer of practicality for those who need space for vehicles, hobbies, storage or simply want room to grow.

Sale
\$999,000 - \$1,098,900

View
Sat 11:00 - 11:30am
Tue 5:00 - 5:30pm

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



SALE

9 Nerrum Avenue,
Red Cliffs

Every now and then, a property comes along that offers something increasingly difficult to find: space, versatility and the freedom to make the property work around your lifestyle. Set on approximately 4,433m², this extensively renovated property delivers far more than the traditional family home. With a beautifully presented main residence, a fully self-contained bungalow, substantial shedding and meticulously established gardens, the possibilities here are as impressive as the property itself. The main residence provides three great bedrooms and a stylishly renovated bathroom, spacious open plan kitchen/living complemented by contemporary finishes and a considered interior that feels both comfortable and sophisticated. But it is the separate two-bedroom bungalow that truly sets this property apart.

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



5 2 4

Fully self-contained with its own lounge, kitchen and bathroom, it creates an ideal arrangement for extended family, teenagers, guests, independent relatives or those seeking genuine separation between living spaces. It is not simply an additional bedroom wing - it is a second living environment with the flexibility to adapt as life changes. Outside, the property continues to deliver. The beautifully manicured gardens provide a private, established backdrop, while the expansive entertaining area is designed for memorable gatherings.

Sale
\$880,000 - \$968,000

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

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



SALE

997 Irymple Avenue,
Irymple

Set on approximately 4,047sqm, the home is cute, quaint and filled with personality, it provides a relaxed lifestyle with enough land to enjoy without the scale and upkeep of a major rural holding. Recently repainted inside and out, the three-bedroom home has been thoughtfully updated while retaining its original warmth and character. Double glazed windows provide an excellent modern addition, while ducted evaporative cooling and a slow combustion heater ensure comfort across the seasons. The main bedroom is complemented by a beautifully renovated ensuite, while the updated central bathroom services the remaining bedrooms. At the heart of the home is the open plan kitchen, meals and living zone. The timber kitchen brings warmth to the space and is paired with stainless steel benchtops and a substantial 900mm upright stove, creating a distinctive and practical kitchen that suits the character of the property perfectly.

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



3  2 

Step outside and the lifestyle really begins. A generous covered outdoor living area provides plenty of room for entertaining, relaxed family meals or simply enjoying the established surroundings. Beyond, the expansive grounds feature mature trees and fruit trees, with plenty of open space for children, pets, gardening or further lifestyle ideas. A 6m x 6m shed provides excellent storage and workshop space, while town water adds everyday convenience.

Sale
Fixed Date Closing 6th Nov 6pm
\$599,000 - \$658,000

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

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



SALE

413 Benetook Avenue, Mildura

Set on a substantial 847m² allotment, the home has been given a fresh new feel by its current owner, with freshly painted interiors, new vinyl plank flooring throughout, updated kitchen benchtops and brand-new appliances creating a clean and contemporary foundation to move straight into. The floorplan is equally appealing, offering four bedrooms, three with built-in robes, supported by two bathrooms and a separate lounge, dining and kitchen arrangement.

Sale
\$480,000 - \$520,000

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

4 2 2

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

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

raywhitemildura.com.au
12907892-AB41-26



RayWhite

SALE

964 Karadoc Avenue, Irymple

Situated conveniently across the road to the Irymple Secondary School/ Henshilwood Reserve and Irymple pub, comes for sale this well-loved 3 bedroom home which is sure to delight. Located on an approx. 668m2 sized allotment, this fresh and charming home offers bright light-filled rooms including separate lounge room, dining/kitchen with electric cooking & dishwasher, cooling/ heating options, nice floor coverings plus ceiling fans and ample storage throughout. Outside allows access into the secure rear yard which includes a covered car accommodation.

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

3 1 2

Sale
\$520,000 - \$549,000

View
Sat 9:45 - 10:15am
Tue 4:45 - 5:15pm

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

raywhitemildura.com.au



RayWhite

SALE

3 St Andrews Drive, Cabarita

Positioned in the highly sought-after Lake Hawthorn precinct, this architect-designed, extensively renovated residence delivers space, quality and outstanding lifestyle appeal on a substantial 4,005m² allotment. Enjoy uninterrupted views across the lake, surrounding birdlife, parklands and walking paths, all approximately 10 minutes from the Mildura CBD. Spanning three spacious levels, boasting four generous bedrooms, two beautifully renovated bathrooms and multiple living zones.

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

4 2 4 1 1

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

View
Sat 1:00 - 1:30pm

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

raywhitemildura.com.au
12907893-AB41-26



SALE

73 Twelfth Street, Mildura

Presenting a fantastic opportunity at 73 Twelfth Street, Mildura - ideal for first home buyers, savvy investors or those seeking a rewarding renovation project. Perfectly positioned directly opposite the popular Number 3 (Sarah) Oval, this classic three-bedroom home offers convenience and potential on a generous 767m² (approx.) allotment. Inside, you'll find a spacious living area equipped with gas heating and an evaporative cooler, ensuring comfort year-round. The kitchen boasts an electric oven and cooktop, while gas hot water adds further practicality.

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

3 1 1

Sale
\$375,000 - \$411,000

View
Sat 10:00 - 10:30am

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

raywhitemildura.com.au



SALE

21 Homestead Ct, Mildura

Brick veneer home set in a quiet court location. The four bedroom home has been extensively updated, with enough room for your entire family. With L-shape lounge & dining, kitchen and second living area. Master bedroom with walk-in-robe, while the en-suite has been fully renovated. All three other bedrooms offer built-in-ropes and ceiling fans. Spacious kitchen with ample storage and prep area, along with 900mm electric cooktop, dishwasher and all stainless steel appliances. Functional main bathroom with bath, shower, vanity and separate WC.

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

4 2 2

Sale
\$549,000 - \$599,000

View
Sat 10:45 - 11:15am
Mon 5:30 - 6:00pm

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

raywhitemildura.com.au
12907894-AB41-26



RayWhite

SALE

31 Golden Ash Drive, Mildura

A peaceful, tree lined court, where this well maintained brick veneer home offers the kind of space and flexibility that makes family living feel easy. With five bedrooms, there is plenty of room for a growing family, guests, a home office or simply the luxury of having space to spread out. The master bedroom is privately positioned with its own walk in robe and ensuite, while the remaining bedrooms are serviced by the central family bathroom.

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

5 2 2

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

View
Sat 10:15 - 10:45am

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

raywhitemildura.com.au



RayWhite

Indicative Outline Only

SALE

79 Little Cowra Road, Yelta

If you've ever thought of getting away from it all; wanting your own space to call home, private, peaceful, with so much to offer. This ideal family lifestyle home caters for the whole family. Situated only 15 minutes from Mildura, this solid, double brick home offers four bedrooms, one currently set up as a dedicated study with a built in desk making working from home ever so easy. Internally, there's an abundance of living space including an open plan family & meals area, separate theatre room, plus another rumpus/games room at the opposite end of the house.

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

4 2 3

Sale
\$775,000 - \$852,500

View
Sat 12:00 - 12:30pm

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

raywhitemildura.com.au
12907895-AB41-26



SALE

66o Koorlong Avenue, Irymple

Offering a practical opportunity in an established Irymple location, this original home sits on approx. 535m² and provides plenty of scope for its next owner to make it their own. The home remains largely original in presentation.

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

Sale
\$440,000 - \$480,000

View
Sun 10:30 - 11:00am

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

raywhitemildura.com.au

3 1 1

SALE

1o 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.

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

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

View
Sat 12:30 - 1:00pm
Tue 5:30 - 6:00pm

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

raywhitemildura.com.au

3 2 2



SALE

1o 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

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

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

raywhitemildura.com.au

4 2 5 1 1

SALE

41 Mabel Avenue, Mildura

There's something immediately welcoming about a cottage with a bright red front door - and beyond this one you'll find a simple, character home in a location that puts much of Mildura within easy reach.

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

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

View
Sat 11:00 - 11:30am

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

raywhitemildura.com.au
12907896-AB41-26

2 1



SALE

3 1 1

1 Oak Avenue, Mildura

Of double brick construction, this is a conveniently located three bedroom double brick home. Spacious throughout and with lounge, formal dining and functional kitchen with dishwasher and induction cooking.

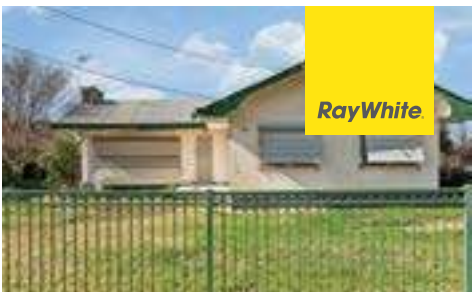
Sale
\$440,000 - \$484,000

View
Sat 10:00 - 10:30am

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

■ We bring the *whole* team
Ray White Mildura

raywhitemildura.com.au



SALE

3 1 2

98 Thirteenth Street, Mildura

Behind its current presentation is something far more interesting. An expansive 868sqm allotment, a generous three bedroom footprint, good shedding and a position close to the CBD and everyday conveniences.

Sale
\$465,000 - \$511,500

View
Sat 11:00- 11:30am

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

■ We bring the *whole* team
Ray White Mildura

raywhitemildura.com.au



SALE

2 1 1

3 Maloney Drive, Mildura

Set within a quiet and established part of Mildura, this brick townhouse offers a comfortable, straightforward lifestyle on its own 302m2 allotment. Better still, there is no body corporate, giving you greater independence.

Sale
\$399,000 - \$438,900

View
Sat 10:30 - 11:00am

Jones Ntungwanayo
0402 529 868

■ We bring the *whole* team
Ray White Mildura

raywhitemildura.com.au

AUCTION

3 2 2

6 Zhoe Court, Mildura

A solid brick veneer home, offering comfortable living today with plenty of opportunity to enhance tomorrow, all positioned in a quiet Mildura court and heading to auction. Set on a generous allotment of approximately 779sqm.

Auction
9th Oct 12pm
\$310,000 - \$341,000

View
Fri 11:30 - 12:00pm

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

Katrina Wootton
0431 249 801

■ We bring the *whole* team
Ray White Mildura

raywhitemildura.com.au



SALE

4 2 2

2 Plenitude Way, Mildura

Situated on an approx. 585 m2 allotment and set in a quiet location comes for sale this brick veneer dwelling. This new modern home includes 4 bedrooms, main with WIR and ensuite.

Sale
\$574,000 - \$610,000

View
Sat 10:45 - 11:15am

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

■ We bring the *whole* team
Ray White Mildura

raywhitemildura.com.au



THE WOOD FIRE WASN'T EVEN ON. YOU COULD STILL FEEL IT.

FROM the street, Magnolia Avenue makes a first impression — fresh white weatherboard, a black front door, timber deck and a verandah made for slow mornings.

Inside, twelve-foot ceilings, generous rooms and beautiful character draw you through to the heart of the home: a wood fire framed by a brick kitchen bench.

An updated kitchen, sunlit dining nook, three spacious bedrooms and a dedicated study make the home as practical as it is inviting.

Out the back, French-panelled doors open to a deck, rustic garden setting and plenty of lawn, while drive-through side access leads to a two-car undercover carport.

Freshly painted inside and out and set on 659m² on the cusp of the Mildura CBD, the work is done. What's left is the living.

- Three generous bedrooms plus dedicated study

- Twelve-foot ceilings and original character throughout
 - Central wood fire creating a warm, inviting living space
 - Updated kitchen with walk-in pantry and electric cooking
 - Updated bathroom with shower and internal toilet, plus second separate toilet
 - Rear deck, verandah, established garden setting and open lawn
 - Drive-through side access to undercover two-car carport
 - Evaporative cooling
 - Freshly painted inside and out
 - 659m² allotment on the cusp of the Mildura CBD
- Section 32 available upon request. ●

McGrath



HOME ESSENTIALS

Address: 148 Magnolia Avenue, MILDURA **Description:** 3 bedrooms, 1 bathrooms, 2 garage **Price:** \$450,000 - \$495,000 **Inspect:** Saturday 9:30am -10:00am
Contact: Lukas Pedder 0426 203 693 or Macaila Britton 0499 885 690, McGRATH ESTATE AGENTS MILDURA



2137 Fifteenth Street, Irymple Tenanted Hospitality Investment

A character-filled, dual-purpose hospitality venue, bustling café by day, craft micro brewery by night. Tenanted by two committed young operators with a lease to June 2028 and all outgoings covered. A clean, set-and-collect investment with real community momentum behind it.

- Currently tenanted with a lease to June 2028; tenant seeking an extended term, signalling long-term commitment to the venue
- Net lease structure: tenants pay all outgoings, delivering a clear and uncomplicated return for the incoming investor
- Open-plan interior with timber floors, arched detailing and a renovated alfresco, a characterful commercial building with genuine street presence

Price Guide

\$620,000 - \$680,000

Open Homes

Inspect by Appointment

Auction

27th Oct - 5.30pm

Lukas Pedder

0426 203 693

Macaila Britton

0499 885 690

McGrath



20 Windsor Court, Irymple

4 | 2 | 2 | 1

Windsor Takes It All

For sale

From its striking street presence to the considered spaces beyond, 20 Windsor Court is a home that makes an impression for all the right reasons. Approximately seven years old, this four bedroom residence brings together contemporary architecture, sophisticated finishes and an exceptional outdoor lifestyle, creating a home that feels every bit as good as it looks. The solar heated 3.5m x 6m chlorinated pool brings a resort inspired element to the backyard, framed by beautifully kept lawns and landscaping that give the entire setting a polished finish.

Price \$995,000 - \$1,094,500
Viewing Sat 10th Oct, 10:45am - 11:15am
Contact Mark Thornton 0408 534 772



12 Campbell Grove, Mildura

3 | 1 | 1 | 1

Get Your Grove On

For sale

Blending the character of its origins with stylish updates made over time, 12 Campbell Grove is a home that feels warm, inviting and wonderfully easy to enjoy. Its central location adds another layer of appeal for buyers seeking convenience without compromising on lifestyle. With character beneath its contemporary updates, a pool ready for Mildura summers and the CBD and health precinct just moments away, this property offers an appealing lifestyle with plenty to love today and versatility for whatever comes next.

Price \$550,000 - \$605,000
Viewing Sat 10th Oct, 9:45am - 10:15am
Mon 12th Oct, 5:00pm - 5:30pm
Contact Mark Thornton 0408 534 772



2/288 Twelfth Street, Mildura

2 | 1 | 1

Twelfth Street Treat

For sale

This property offers an appealing opportunity for investors seeking an established rental, while its convenient Mildura location provides plenty of future flexibility. With the CBD and everyday essentials nearby, this is a property with all the fundamentals covered.

Price	\$370,000 - \$407,000
Viewing	Sat 10th Oct, 12:30pm - 1:00pm Mon 12th Oct, 4:30pm - 5:00pm
Contact	Mark Thornton 0408 534 772



7 Annunziata Court, Mildura

4 | 2 | 2 | 1

A Home Made For Living

For sale

Welcome to 7 Annunziata Court, Mildura - where space, comfort and lifestyle come together. Set on an impressive 904m² allotment, this four-bedroom home is designed for effortless family living and entertaining. This is more than a place to live, it's a home designed to be enjoyed.

Price	\$850,000 - \$935,000
Viewing	Sat 10th Oct, 12:30pm - 1:00pm
Contact	Tyler Martin 0437 654 537



22 Eastside Drive, Mildura

4 | 2 | 2

A Practical Investment With Space To Enjoy

For sale

Built in 2014 and set on approx. 630m², this home offers a functional layout designed around easy everyday living. The property combines a modern floorplan with manageable outdoor areas and the convenience of being less than 5km from the heart of Mildura.

Price	\$550,000 - \$605,000
Viewing	Sat 10th Oct, 9:00am - 9:30am
Contact	Tyler Martin 0437 654 537



2 Jubilee Drive, Mildura

4 | 2 | 2 | 1

Private, Polished & Poolside

For sale

Set amongst beautifully established gardens on approximately 1,981m², 2 Jubilee Drive offers an impressive sense of space, privacy and lifestyle. Built circa 1983, this four bedroom residence combines generous proportions with inviting entertaining spaces.

Price	\$849,000 - \$933,900
Viewing	Sat 10th Oct, 10:45am - 11:15am
Contact	Mark Thornton 0408 534 772

HOME FOCUS



GET YOUR GROVE ON

BLENDING the character of its origins with stylish updates made over time, 12 Campbell Grove is a home that feels warm, inviting and wonderfully easy to enjoy. Moments from Mildura CBD, the hospital and health precinct, its central location adds another layer of appeal for buyers seeking convenience without compromising on lifestyle.

Beautiful timber floorboards bring warmth throughout the home, flowing into the open living and dining area where a relaxed sense of space makes everyday living feel effortless. The adjoining kitchen keeps everything connected, while thoughtful updates throughout have introduced a fresh, contemporary edge that complements rather than disguises the home's original character.

Three comfortable bedrooms provide flexibility for different stages of life, with ceiling fans adding to their everyday comfort. The bathroom has been stylishly updated with contemporary finishes, bringing a polished touch to this classic home.

Outside, the lifestyle offering really shines. A generous undercover entertaining

area provides the perfect spot for weekend barbecues, morning coffees or evenings with friends, all overlooking the swimming pool. The surrounding yard has been kept low maintenance, leaving more time to enjoy the space, while a garden shed provides handy additional storage and solar adds further everyday practicality.

Currently leased on a fixed term tenancy at \$490 per week, the property presents an established option for investors, while its manageable surrounds, central location and inviting presentation will also appeal to first home buyers and downsizers looking ahead.

With character beneath its contemporary updates, a pool ready for Mildura summers and the CBD and health precinct just moments away, 12 Campbell Grove offers an appealing lifestyle with plenty to love today and versatility for whatever comes next. ●



HOME ESSENTIALS

Address: 12 Campbell Grove, MILDURA **Description:** 3 bedrooms, 1 bathroom, 1 garage **Price:** \$550,000 - \$605,000 **Inspect:** Saturday 9:45am - 10:15am and Monday 5:00pm - 5:30pm
Contact: Mark Thornton 0408 534 772, ONE AGENCY MILDURA

26 Sunraysia Daily Real Estate Guide



IDEAL LOCATION AND BROAD APPEAL

THIS solid three bedroom family home is located within a short walk to the riverfront, edge of the City Heart and backing on to Washington Park complete with playground and basketball court.

Neat and updated kitchen with electric cooking, dishwasher and breakfast bar.

Spacious dual aspect living, leading through to the meals area with easy care modern flooring, ideal for busy active families.

Each of the bedrooms are a good size, with ceiling fans and built in robes.

Outside is a well protected, paved undercover entertainment area, ideal for use all year round.

Secure backyard with excellent shedding

and a multi-use workshop/home office/ rumpus room depending on what you need, with split system.

Perfect combination of popular westside location and set on approx 740m² with potential for both owner occupiers and investors alike. ●



HOME ESSENTIALS

Address: 34 Riverside Avenue, MILDURA **Description:** 3 bedrooms, 1 bathrooms, 2 garage **Price:** \$525,000 - \$575,000 **Inspect:** Phone for inspection
Contact: COLLIE & TIERNEY MILDURA



first
national
REAL ESTATE

Collie & Tierney



OUYEN

AUCTION



BROADACRE CROPPING PROPERTY

- Located at Wagant approx 15kms East of Ouyen and approx 105kms South of Mildura
- Consisting of 2 freehold titles with a total of approximately 622 hectares (1537 acres)
- The property is mostly moderately undulating red sandy loam with some elevated sections & lower flats
- Approx 300 hectares arable and approx 322 hectares timbered/grazing land with some native vegetation of black box native pine and mallee scrub
- Fenced into several large paddocks ideal for livestock grazing
- Services include electricity & rural water via pressurised pipeline supplying stock and domestic water

AUCTION

Friday 30th October
@12noon at the Ouyen Club
Terms - 10% Deposit
Balance 30/45/90 Days

Phone For All Enquiries

Lots 5 & 6 Mallee Highway
Robert Stephens
0458 658 566



MILDURA

4 2 2

NEW LISTING



SEE THE POTENTIAL & BRING YOUR TOOLS

- This substantial 4 bedroom home has all the right bones, fantastic room sizes and is set on a generous, semi rural block of approximately 2,000m²
- Step inside to a separate lounge, large open family/meals area plus a study or third cosy living room
- Not shying away from the fact it needs some work, including a new kitchen, there is both an en suite and walk in robe to the main bedroom and built robes to the others
- Offering an impressive 40 x 20 foot approx. shed with evap cooling, an additional garden shed, a double carport and parking for more plus the bonus of solar power and a rainwater tank
- Excellent value to those who can see with a bit of work that this home offers amazing potential

FOR SALE

Photo ID required

By Openn Negotiation

Saturday 11:30 - 12:00

818 San Mateo Avenue

Robert Stephens

0458 658 566

Shaun Stephens

0434 434 499



67 Lime Avenue
Mildura

www.ctfnre.com.au

5021 2200

12907829-GS41-26



first
national
REAL ESTATE

Collie & Tierney



KOORLONG

4+3 2+1 2



SPACE, LIFESTYLE AND VERSATILITY

- So much on offer with this 30 square home (approx.), all set on over 4,000m², 4 spacious beds, 3 huge living areas & 2 bathrooms
- Modern kitchen with stone bench tops, walk in pantry & dishwasher
- Outdoor ent. area, est. gardens & huge 80x30 (approx.) shed with self contained unit
- Solar power, town & rural water plus nat. gas

FOR SALE

Photo ID required

\$999,950 - \$1,099,945

Phone For Inspection

13 Twenty Second Street

Robert Stephens

0458 658 566

Shaun Stephens

0434 434 499



MILDURA

3 1 2



READY TO GO

- Thoroughly updated approx. 6 years ago - currently tenanted to great long term tenant
- Modern kitchen with all the mod cons - L-shaped lounge with room for dining
- WIR to master, updated bathroom cosy slow combustion fire, ceiling fans & evap cooling
- Outside is fully fenced with separate side access + garden shed all on 915m² (approx.)

FOR SALE

Photo ID required

\$549,000 - \$603,900

Phone For Inspection

295 Tenth Street

Patrick Gray

0484 724 450



MILDURA

3 2 2



SPACE BUILT FOR FAMILIES

- Located near the 15th Street Shopping Precinct, sits this home on 815m² (approx.)
- Large L-shaped lounge/dining & spacious meals/family area + bright kitchen
- All Beds. with BIRs, en suite to main, ducted natural gas heating & evap cooling
- Fully fenced yard, mature gardens, side-access & tradesman shed with plumbing

FOR SALE

Photo ID required

\$535,000 - \$588,500

Saturday 10:30 - 11:00

2 Muscat Court

Robert Stephens

0458 658 566

Shaun Stephens

0434 434 499



Meet Your Property Manager

Melissa
Ersoy



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

5021 2200

mersoy@ctfnre.com.au



67 Lime Avenue
Mildura

www.ctfnre.com.au

5021 2200

12907832-GS41-26



A NEW HOME, GREAT SHED, OVER 1/4 ACRE IN TOWN!

WONDERFUL opportunity to secure this three-year-old home. Offering four large bedrooms all with built in robes (walk in robe and ensuite to main), formal lounge, over 30 squares under main roof, large office, 10Kw rooftop solar, two undercover outdoor living areas, fully enclosed and undercover spa, clear vehicle side access, huge 7m x 14m shed with high clearance, auto doors, insulations and floor, lights and power and separate concrete caravan/boat storage.

Complete with landscaped gardens, set on generous 1211m² in Mildura's residential growth corridor and the new Mildura Sporting Precinct at the end of the street and close to parkland and walking tracks, why go through the hassle of building when you're as new home is here, ready for you to move into! ●



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



HOME ESSENTIALS

Address: 7 Menzies Terrace MILDURA **Description:** 4 bedrooms, study, 2 bathrooms, 2 car garage, spa, shed, 1211m² **Price:** \$890,000 - \$960,000 **Inspect:** Saturday from 12.15pm
Contact: Tim and Amanda Aldridge 0407 239 917, email: tim@mildurapropertyadvisers.com.au, MILDURA PROPERTY ADVISERS
30 Sunraysia Daily Real Estate Guide

Mildura Property Advisers

Put Your Property In Our Hands



7 Menzies Terrace, Mildura

4 2 2 1211m²



AS NEW HOME, GREAT SHED, OVER 1/4 ACRE IN TOWN!

Wonderful opportunity to secure this three-year-old home. Offering four large bedrooms all with built in robes (walk in robe and ensuite to main), formal lounge, over 30SQ under main roof, large office, 10Kw rooftop solar, two undercover outdoor living areas, fully enclosed and undercover spa, clear vehicle side access, huge 7m x 14m shed with high clearance, auto doors, insulations and floor, lights and power and separate concrete caravan/boat storage.

Complete with landscaped gardens, set on generous 1211m² in Mildura's residential growth corridor and the new Mildura Sporting Precinct at the end of the street and close to parkland and walking tracks, why go through the hassle of building when you're as new home is here, ready for you to move into!



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

Open:
Viewings
Saturday from 12.15pm



Tim and Amanda Aldridge
0407 239 917

119 McKays Road, Birdwoodton

3 2 2 13.5 acres



PERFECTLY MAINTAINED HOME AND SOUGHT AFTER ACREAGE!

Outstanding and rare opportunity to secure over 13 acres of land in sought after Birdwoodton. Beautifully maintained throughout fully fenced and ready to continue as productive hobby farm with market vegetables or redevelop for horses, livestock, or other permanent plantings - the choice is yours!

The brick veneer residence has been wonderfully cared for and features two separate living areas, spacious kitchen overlooks the large, peaceful fernery. Offering three large bedrooms all with built in robes, with walk-in robes and ensuite to main.

With rooftop solar and town water connected, outdoor entertaining there plenty of shedding, with one shed containing its own kitchenette, shower and toilet, and the other ideal for caravan or boat storage. With ample storage tanks, 4.7 megs of rural water and fenced paddocks, the opportunities are endless - don't miss this wonderful property!



For Sale
\$750,000 - \$800,000

Open:
Phone To Inspect



Tim Aldridge
0407 239 917

2 Riverview Drive, Dareton

3 2 3 1034m²



OVERLOOKING THE COOMEALLA GOLF COURSE - SPACIOUS BRICK VENEER HOME

Superbly located in elevated spot in tightly held Riverview Drive, Dareton with stunning elevated views of the Coomealla Golf Club is this solid brick veneer home.

With playground for the kids across the road, the golf course and riverfront at your back gate and short stroll to the ever-popular Coomealla Memorial Sporting Club and Dareton shops, this solid home offers three bedrooms, multiple living zones, two bathrooms, outdoor living areas, great shedding (with gated access to the golf course) and glasshouses for the avid gardeners.

Homes like this are rarely found in one Dareton's most sought after addresses - don't miss this rare opportunity to enjoy an incredible riverside lifestyle!



For Sale
\$430,000 - \$460,000

Open:
Phone to Inspect



Tim and Amanda Aldridge
0407 239 917

75 Seventh Street, Mildura

3 1 1 398m²



COMMERCIAL ZONING - MULTIPLE INCOME STREAMS!

Positioned close to the Mildura Marina, Mildura City Heart, and riverfront, is this affordable residential/commercial investment. Boasting a high visibility location for any future business, with prominent Billboard signage to busy Seventh Street & San Mateo roundabout (leading to the VIC/NSW border bridge and highway traffic - currently leased for \$200/wk as signage space). Offering side and rear lane access and 398 sqm of land, the property features a modest weatherboard home, fully compliant as residential investment property, currently leased to long-term tenants for \$290 per week. Complete with flexible Commercial 1 Zoning, and the option of building, using, and /or separately leasing as a commercial shed or as is as vacant land for storage, the property is an ideal future commercial development site for the savvy investor looking for immediate income and multiple income streams.

For Sale
\$350,000 - \$385,000

Open:
Phone To Inspect



Tim and Amanda Aldridge
0407 239 917

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?”



SunraysiaDaily
REAL ESTATE GUIDE