

SunraysiaDaily

Friday 16 October 2026 – Saturday 17 October 2026

REAL ESTATE GUIDE

WHERE SPACE MEETS SOPHISTICATION

9 Matilda Place Mildura

See Home Focus
on Page 15

RayWhite

Selling your home?

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Daily Real Estate Guide and get results.

SunraysiaDaily
REAL ESTATE GUIDE



12861214-AB16-26





AUCTION

104 Olive Avenue,
Mildura

Some homes have the location, others have the look and every now and then you find one that brings the two together beautifully. Positioned right in the heart of Mildura's CBD, this renovated single-level brick veneer townhouse offers a fresh take on low-maintenance living, combining contemporary finishes, clever design and a private outdoor retreat. Step inside and the difference is immediately apparent. Fresh paint and new flooring establish a crisp, modern feel, while the thoughtfully redesigned layout creates a home that feels welcoming, functional and easy to enjoy. At the heart of the home, the renovated kitchen makes a statement with its timeless shaker-style cabinetry, bringing classic character to a contemporary space. Flowing into the open-plan meals and living area, it creates a natural gathering point for everyday meals, relaxed evenings and entertaining friends. Adding another dimension is the light-filled atrium, drawing natural light into the home and creating an appealing sense of openness.

■ We bring the *whole* team

Ray White Mildura 03 5021 9500



3  1  2 

It's a feature that elevates the everyday, giving the interior an inviting atmosphere without compromising on practicality. Three bedrooms and a central bathroom provide comfortable accommodation, making this an appealing option for first-home buyers, downsizers, professionals and investors alike. Outside, the private courtyard-style setting offers a welcome escape from the pace of everyday life. Whether it's a morning coffee, a quiet afternoon or a casual evening outdoors, there's space to enjoy without signing up for a weekend of gardening. Parking and access are another highlight; a double garage accessible from the rear laneway, a valuable addition for vehicles,

Auction
6th Nov 11am

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

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



SALE

3 Spitfire Court,
Mildura

If you've been searching for a family home that offers more than just the standard backyard, this could be well worth your attention. Built in 2018 and positioned on an approx. 997m2 allotment, this four-bedroom, two-bathroom home brings together generous indoor living, practical storage and plenty of outdoor space, making it a great option for growing families or those simply wanting a little more room. Inside, the home offers a well-considered layout with a separate lounge providing an additional space to relax, while the open-plan kitchen, dining and living area forms the central hub of everyday family life. The kitchen features stone benchtops, gas cooking, a dishwasher and a butler's pantry, with the added convenience of direct access from the garage through the pantry and into the kitchen. It's a practical design that makes bringing home the groceries that little bit easier. The home offers four bedrooms, including a master suite with its own walk-in robe and ensuite, while the remaining three bedrooms each feature built-in robes.

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



4 2 2

Generous cupboard space throughout provides plenty of additional storage to help keep everyday living organised. Comfort is well catered for with evaporative cooling, ducted gas heating and a split-system unit, providing several options throughout Mildura's changing seasons. Outside is where the property really begins to separate itself. The approx. 997m² allotment provides generous space for outdoor activities, entertaining or simply enjoying the backyard. Side access adds another level of practicality, providing convenient access to the rear of the property, while the substantial 9m x 6m shed, complete with concrete flooring, power and lighting.

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

View
Sat 9:30 - 10:00am
Sat 11:45 - 12:15pm
Mon 5:00 - 5:30pm

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



SALE

4 Grelis Court, Red Cliffs

This neat and secure three-bedroom home offers a wonderful combination of practicality, comfort and low-maintenance living, all within convenient reach of Red Cliffs town centre. Positioned in a quiet pocket of town, the home enjoys a desirable north-facing aspect and a welcoming layout that brings the lounge, dining and kitchen together to create a functional central living space. The kitchen adds a touch of modern appeal with stone benchtops and electric cooking, while the lounge offers year-round comfort with a split system and slow combustion heating.

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

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

View
Sat 12:45 - 1:15pm
Mon 5:00 - 5:30pm

3 1 2

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

raywhitemildura.com.au
12909840-AB42-26



SALE

4  2  1 

4/22 Philippa Crescent, Mildura

This four-bedroom, two-bathroom brick veneer home deserves your attention. Set on a 518.7m2 allotment, it offers practical living for families, first home buyers and investors. The kitchen overlooks a large family living area, creating a welcoming central hub for everyday life and entertaining. Four bedrooms provide flexibility for family, guests or a home office, while two bathrooms add convenience. The fully enclosed single garage offers secure parking and additional storage.

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

View
Sat 10:30 - 11:00am
Tue 5:00 - 5:30pm

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

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

raywhitemildura.com.au
12909841-AB42-26



SALE

54 Adcock Road, Robinvale

If your property wish list starts with more space, useful shedding and a setting close to the Murray River, 54 Adcock Road, Robinvale deserves your attention. Set on approximately 1.21 ha (2.99 acres), this three-bedroom home presents an opportunity for first home buyers and investors who recognise the appeal of land alongside an established residence. here, the acreage is central to the attraction. There is room to imagine a vegetable garden, pursue outdoor interests or simply enjoy a greater sense of space around home.

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

3 1 2

Sale
\$550,000 - \$605,000

View
Sat 1:15 - 1:45pm

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

raywhitemildura.com.au



SALE

12/59-67 Cureton Avenue, Mildura

Whether you're searching for your first home, a low-maintenance investment or a property that makes everyday living a little simpler, this two-storey brick veneer townhouse deserves your attention. Offering three bedrooms, a practical layout and its own 214m² allotment, this is an opportunity to secure a home that balances functionality, comfort and convenience without the upkeep of a larger property. The two-storey design makes excellent use of the available space, creating a natural separation between living and accommodation.

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

3 1 1

Sale
\$425,000 - \$467,500

View
Sat 11:45 - 12:15pm
Tue 5:00 - 5:30pm

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

raywhitemildura.com.au
12909843-AB42-26



3 1 1

SALE

96 Chaffey Street, Merbein

Offering a straightforward starting point in the Merbein market, this original brick home presents an opportunity for first-home buyers and investors to explore the possibilities and shape a property around their own plans. Set on approximately 582m2, the home offers three bedrooms and one bathroom, with a familiar, practical layout that provides a foundation to work with. Rather than paying for someone else's renovation choices, buyers can consider how to refresh, improve and personalise the interiors over time.

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

Sale
\$424,000 - \$466,400

View
Sat 11:00 - 11:15am
Tue 5:00 - 5:15pm

Dakota Whitehouse
0448811108
dakota.whitehouse@raywhite.com

raywhitemildura.com.au



SALE

221A Cureton Avenue, Mildura

Perfectly positioned to enjoy the best of Mildura's riverside lifestyle, arts and entertainment, and CBD convenience, this is an exciting opportunity to secure a well-located block and create a home that reflects your own vision, subject to council approval. Imagine starting the day with a walk along the Murray River, enjoying the beauty of the surrounding river landscape, or heading into town for your morning coffee. With the river, arts centre, CBD and a local dog park all close by, this address places lifestyle and convenience firmly at the forefront.

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Ray White Mildura 03 5021 9500

Sale
\$474,000 - \$521,000

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

raywhitemildura.com.au
12909844-AB42-26



SALE

289 Channel Road, Merbein

If you've been searching for a property that offers more room to move, space for your hobbies and the opportunity to create something of your own, this could be exactly what you've been waiting for. Set on approximately 8,097m2, this four-bedroom home presents an exciting opportunity for buyers ready to roll up their sleeves, add their own touches and enjoy the freedom that comes with a generous parcel of land.

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

4 1 4

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

View
Sat 12:00 - 12:15pm

Dakota Whitehouse
0448811108
dakota.whitehouse@raywhite.com

raywhitemildura.com.au



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.

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

5 2 4

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

View
Sat 12:45 - 1:15pm

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

raywhitemildura.com.au
12909846-AB42-26



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3 2 2 1

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.

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

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

View
Sat 9:30 - 10:00am

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

raywhitemildura.com.au



RayWhite

3 2 2

SALE

32 Norman Road, Merbein West

A private Merbein West lifestyle property, offering more than an acre of space, a beautifully updated family home and excellent flexibility for those wanting room beyond the traditional residential block. Set on approximately 4,268sqm, the brick veneer residence has undergone thoughtful updates throughout and presents as a comfortable, light-filled home ready to enjoy. The setting feels relaxed and private, with established trees, open space and plenty of room for children, pets, hobbies or simply enjoying a little more breathing space.

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

Sale
Fixed Date Closing 3rd Nov 6pm
\$549,000 - \$603,000

View
Sat 1:45 - 2:15pm

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

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

raywhitemildura.com.au

12909849-AB42-26



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.

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

3 2

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

View
Sat 12:00 - 12:30pm

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

raywhitemildura.com.au



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.

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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
12909850-AB42-26



SALE

63-65 Chaffey Avenue, Mildura

Villa Sol, an extraordinary inner-city residence where more than a century of character meets an exceptional contemporary renovation, all set across approximately 1,900sqm in the very heart of Mildura.

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

6 3 2 1 1

Sale
Fixed Date Closing 22nd Sep
\$1,850,000 - \$2,035,000

View
Sat 11:15 - 11:45am

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

raywhitemildura.com.au



Indicative Outline Only

SALE

Lot 38 McEdward Street, Cabarita

Offering an impressive 4,037m2 allotment, this is your opportunity to build a home that reflects your lifestyle, your priorities and your vision for the future. Whether you imagine a spacious family residence, an inviting outdoor entertaining area.

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Sale
\$359,000 - \$394,900

Jones Ntungwanayo
0402 529 868
jones.ntungwanayo@raywhite.co
m

raywhitemildura.com.au



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.

■ 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

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.

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

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

View
Sat 10:15 - 10:45am

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

raywhitemildura.com.au
12909852-AB42-26



SALE

4 Nevada Court, Mildura

Built circa 2010 and set on an impressive 886m² allotment, this well-maintained brick veneer home offers a thoughtful floorplan with plenty of room for comfortable family living.

■ We bring the *whole* team
Ray White Mildura



3 2 2

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

View
Sat 9:30 - 10:00am

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

raywhitemildura.com.au



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.

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Ray White Mildura



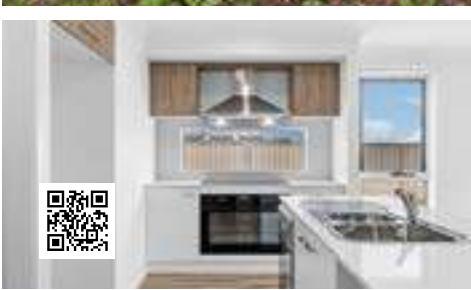
5 2 2

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

View
Sat 10:15 - 10:45am

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

raywhitemildura.com.au



SALE

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.

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



4 2 2

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

View
Sat 10:45 - 11:15am

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

raywhitemildura.com.au



SALE

964 Karadoc Avenue, Irymple

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.

■ We bring the *whole* team
Ray White Mildura



3 1 2

Sale
\$499,000 - \$519,000

View
Sat 9:45 - 10:15am

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

raywhitemildura.com.au



SALE

13 Washington Drive, Mildura

Some homes are memorable because they're brand new. Others have the space, character and features that simply aren't built into every home anymore - and 13 Washington Drive firmly belongs in the latter.

■ We bring the *whole* team
Ray White Mildura



4 2 1

Sale
\$699,000 - \$768,000

View
Sat 10:15 - 10:45am

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

raywhitemildura.com.au



SALE

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.

■ We bring the *whole* team
Ray White Mildura



2 1 1

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

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

Jones Ntungwanayo
0402 529 868

raywhitemildura.com.au



SALE

61A Eleventh Street, Mildura

Tucked away from the street on a battle-axe allotment, this three-bedroom home offers a little extra privacy and a practical opportunity for buyers looking to secure their place in the Mildura market.

■ We bring the *whole* team
Ray White Mildura



3 2 2

Sale
\$420,000 - \$462,000

View
Sat 11:00 - 11:30am

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

raywhitemildura.com.au

12909854-AB42-26



WHERE SPACE MEETS SOPHISTICATION

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.

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.

The result is a home that feels equally suited to a quiet morning coffee, a busy family weekend or an evening entertaining friends.

Positioned within the sought-after Henrys Run Estate precinct, you're also well placed for local schools, shopping and sporting facilities, giving this property the enviable balance of space without sacrificing convenience.

For those searching for something beyond the ordinary - a home with presence, practicality and room to genuinely live - this is one that deserves your attention. ●



HOME ESSENTIALS

Address: 9 Matilda Place, MILDURA **Description:** 3 bedrooms, 2 bathroom, 2 garage **Price:** \$999,000 - \$1,098,900 **Inspect:** Saturday 9:30-10:00am
Contact: Luke Hermans 0488 520 846, RAY WHITE MILDURA



A CHARMING FAMILY HOME - CENTRALLY LOCATED!

THIS beautifully presented home is solid and full of charm.

Boasting all the modern conveniences we love whilst maintaining the character of home in the heart of town.

Offering four large bedrooms, two beautiful bathrooms, formal office, three living zones, rooftop solar, ducted vacuuming, modern central kitchen with walk-in pantry and ample bench space, stone benches, 2PAC cabinetry, 900mm cooktop and oven, and dishwasher.

With large two car undercover carport/workshop, along with side vehicle access to

rear yard.

The large undercover outdoor entertaining offers built-in outdoor kitchen, with views over low maintenance established trees and gardens (with auto sprinklers).

Complete with Mildura Waves, schools, shops, and riverfront all nearby - don't miss this character-filled, spacious, inner-city beauty! ●



HOME ESSENTIALS

Address: 231 Eleventh Street, MILDURA **Description:** 4 bedrooms, office, 2 bathrooms, 2 garage, 713m² **Price:** \$650,000 - \$695,000 **Inspect:** Phone to inspect

Contact: Tim and Amanda Aldridge 0407 239 917, email: tim@mildurapropertyadvisers.com.au, MILDURA PROPERTY ADVISERS

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Mildura Property Advisers

Put Your Property In Our Hands



231 Eleventh Street, Mildura

4 2 2 713m²



A CHARMING FAMILY HOME - CENTRALLY LOCATED!

This Beautifully presented home is solid and full of charm. Boasting all the modern conveniences we love whilst maintaining the character of home in the heart of town. Offering 4 large bedrooms, 2 beautiful bathrooms, formal office, three living zones, rooftop solar, ducted vacuuming, modern central kitchen with walk-in pantry and ample bench space, stone benches, 2PAC cabinetry, 900mm cooktop and oven, and dishwasher. With large 2 car undercover carport/workshop, along with side vehicle access to rear yard. The large undercover outdoor entertaining offers built-in outdoor kitchen, with views over low maintenance established trees and gardens (with auto sprinklers). Complete with Mildura Waves, schools, shops, & riverfront all nearby - don't miss this character-filled, spacious, inner-city beauty!



For Sale
\$650,000 - \$695,000

Open:
Viewings
Phone To Inspect



Tim and Amanda Aldridge
0407 239 917

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

26 Floral Avenue West, Mildura

3 1 3 613m²



GREAT STARTER!

Affordable first home, ready for your modern upgrades to make an ideal and affordable first home.

Offering new bathroom, huge kitchen and butler's pantry, this wheelchair friendly home offers secure 3 car parking (tandem), undercover outdoor entertaining and great shedding.

With ducted evaporite cooling, modern Coonarra-style wood heater, new flooring to kitchen/lounge and timber floorboards to bedrooms.

Complete with central and quiet location, walking distance to shops and schools - don't miss this affordable opportunity.

With a little TLC, this solid home will come up a treat!



For Sale
\$375,000 - \$410,000

Open:
Saturday from 11.15am



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

WHAT ARE YOUR BEST POOL OPTIONS?

HAVING a backyard swimming pool to unwind, cool off, and soak up the sun couldn't be more perfect.

Thanks to ingenious creations that have resulted in backyard pools coming in all shapes, sizes and styles, it's easy to find the perfect match for your backyard. Better yet, you can also find one that suits your price range.

Before jumping into the intricacies of design detail, it pays to learn a thing or two about the different categories backyard swimming pools have. This way, you can narrow down your selection based on category, design, and price.

In-ground pools

Just as the name is self-explanatory, in-ground pools are the classic pool at ground level. They look great and have the advantage of lasting a long time.

However, with beauty comes price and in-ground pools can be expensive to purchase with a higher maintenance requirement along with longer installation times compared to other backyard pool options.

Typically made from concrete or fibreglass, concrete in-ground pools are constructed on-site making them extremely durable. On the other hand, fibreglass pools are usually manufactured beforehand and will take less time to install, although they aren't as resilient as concrete.

The process of building an in-ground pool is highly complex with requirements to rip up your entire backyard to get the job done. Not only will you have to undergo backyard renovations, but the future soil conditions of your yard may also be compromised when installing an in-ground pool.

To build a backyard in-ground pool, you will need to apply for council approval which can take the process (including construction time) anywhere from 3 to 6 months.

Above ground pools

An alternative to in-ground pools, above ground pools, have become increasingly popular due to their versatility. Being cheaper and faster to install when compared to in-ground pools, above ground pools are also quite modular, which gives you the flexibility to resize according to your needs.

You will need to make sure that the site in your backyard is flat and levelled before placing an above ground pool (unless you want a real shallow end on one side and real deep end on the other).

The majority of above ground pools have been designed for easy DIY installation,



making it straightforward to put into your home. As above ground pools aren't fixtures, you can simply take them with you wherever you go.

Most above ground pools are made from steel or resin and often have a vinyl interior. Depending on the model, you may have one that tolerates freshwater or one that does well with chlorinated saltwater. Some above ground pool packages come supplied with everything needed to set up a working pool, from pumps to filters and even ladders and decks.

Portable pools

Those with restricted space in your backyard won't have to miss out on having a pool thanks to the portable pool. It's versatile and suitable for most gardens, so long as you have flat ground and access to water.

The range of sizes and shapes make portable pools fantastic for pool parties and for families with kids. Plus, they're also easy to put away when not in use.

Inflatable pools

If you like the idea of using a pool once in a while, a backyard inflatable pool is your solution. You won't have to worry about

storage nor having a fixed pool in your backyard.

Inflatable pools are often made from durable plastic that can last for a long time. They come with cartridge filter pumps that keep the water clean and safe from bacteria.

Kids' pools

For those who only want to buy a pool just for the young ones, getting a kids pool is your best option. Specifically made for kids, the design means shallow water that provides enough space for splashing, some paddling, and having a good time.

Some kids pool models are even big enough to cater for the whole family to sit in. It is strongly advised that you supervise your child at all times when in or around a pool, no matter the size.

Backyard pool decisions

Everyone's needs are different, which means that the best backyard pool option for you is a personal one. Depending on your budget, space, and use of the pool, you will easily fall into one of the pool categories above, bringing you one step closer to a backyard pool decision.



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.

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170 Eighth Street, Mildura Phone 5023 5355

SunraysiaDaily

REAL ESTATE GUIDE

25 Madden Avenue, Mildura, 3500

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ROOM TO ENTERTAIN AND A LIFESTYLE TO ENJOY

OFFERING an impressive combination of space, comfort and practicality, this well-appointed family home presents an excellent opportunity for those seeking a relaxed lifestyle with room for the whole family.

Positioned on a generous 1121m² allotment in Merbein, the home boasts approximately 277m² of living space, thoughtfully designed to accommodate modern family living.

Featuring four spacious bedrooms, the master suite is complete with a walk-in robe and private ensuite, while bedrooms two and three include built-in robes. Two separate living areas provide flexibility for growing families, offering plenty of space to relax, entertain or simply unwind.

Year-round comfort is assured with evaporative air conditioning and split-system heating and cooling, creating a comfortable environment throughout the seasons.

Stepping outside, the expansive decked

outdoor entertaining area provides the perfect setting for hosting family and friends or enjoying quiet afternoons overlooking the generous surrounds.

Adding further appeal is a substantial 9m x 6m shed, ideal for additional storage, hobbies or workshop space.

The established garden beds are serviced by automated irrigation, making outdoor maintenance that little bit easier.

Combining generous proportions, versatile living spaces and excellent outdoor features, this property delivers a wonderful family lifestyle opportunity in the heart of Merbein. ●



HOME ESSENTIALS

Address: 22 Murrayview Court, MERBEIN **Description:** 4 bedrooms, 2 bathrooms, 2 garage **Price:** \$650,000 - \$715,000 **Inspect:** Saturday 12:00pm - 12:30pm
Contact: Samantha Alvey 0498 567 824, email: salvey@ridleyre.com.au, RIDLEY REAL ESTATE

RIDLEY

DIANA RIDLEY

Property Management
Specialist

With more than 20 years of experience, Diana has built her career around helping people feel supported and guided through what can often be stressful moments.

Diana takes enormous pride in delivering a high level of service in Property Management and building long-term relationships with the people she works with.

For owners considering leasing their investment, we'd love to hear from you, and provide genuine care for your investment.

Have a property you would like to lease?
Let's talk.

0429 360 949
dridley@ridleyre.com.au



21/313 Eighth Street, Mildura

- 3
- 2
- 2

Tucked away within the secure Park View Villas, this three bedroom home offers a practical spacious layout with modern finishes, window shutters and plenty of natural light throughout. Outside, the property has a decked entertaining area and irrigation to lawn and plants, all within minutes to the Mildura town centre.

PRICE
\$545,000 - \$585,000

OPEN
Sat 17 Oct, 11:45am - 12:15pm



CONTACT
Letichia Piscioneri
0401 277 068



U1/12 Eileen Street, Mildura

- 2
- 1
- 1

Featuring a light-filled open plan living and dining area, two spacious bedrooms both complete with built-in robes, and split system heating and cooling. The home has been tastefully updated throughout, offering a fresh, modern feel while still keeping things low maintenance and easy to live in.

PRICE
\$345,000 - \$365,000

OPEN
Sat 17 Oct, 12:30pm - 1:00pm



CONTACT
Sam Kerridge
0400 047 243

RIDLEY



10 Turlee Rise, Mildura

- 3
- 2
- 2

This brand new home is where modern design and effortless living come together. Set on a low-maintenance 400m² block in a newly developed area, this residence has been thoughtfully designed with a timeless colour palette and open plan spaces, including a second living area, giving you extra space and comfort.

CONTACT
Letichia Piscioneri
0401 277 068

PRICE
\$610,000 - \$670,000
OPEN
Sat 17 Oct, 10:00am - 10:30am



U1/478 Eleventh Street, Mildura

- 2
- 1
- 1

Positioned in the desirable West Side, providing a combination of comfort, convenience and low-maintenance living. The home features two comfortable bedrooms, a central bathroom and split-system heating and cooling. Outside, you'll find a secure backyard, providing a private and easy-care space.

CONTACT
Sam Kerridge
0400 047 243

PRICE
\$295,000 - \$320,000
OPEN
Sat 17 Oct, 9:45am - 10:15am



CHERYL REBERGER

Sales Agent

Cheryl brings a depth of experience to our business that comes from spending more than 33 years working within the real estate industry.

Over many years Cheryl has built a loyal client base because people know they can rely on her. Her reputation is built on doing things the right way, and that level of trust and reliability is something clients value.

Cheryl is a highly respected member of our industry and an important part of what we stand for as a business.

Thinking of Selling?
Let's talk.

0408 214 360
creberger@ridleyre.com.au





3 Minter Drive, Irymple

\$950,000 - \$1,000,000

4 Bed | 2 Bath | 2 Car

ELEGANCE. GRANDEUR. SOPHISTICATION.

- ◆ Exceptional Ross Williams Homes craftsmanship combines striking street appeal, elegant arches, elevated ceilings and premium finishes, creating a luxurious family home with warmth and sophistication.
- ◆ A spectacular skylight illuminates the open-plan kitchen and living area, complemented by a butler's pantry and seamless connection to alfresco entertaining with an outdoor kitchen.
- ◆ The luxurious master suite features a walk-through robe and ensuite, alongside three generous bedrooms, a stunning main bathroom and reverse-cycle heating and cooling throughout.
- ◆ Landscaped gardens with automatic sprinklers, a 6m x 6m insulated shed, genuine side access, oversized garage, separate laundry and mud room complete this exceptional home.



Ryan Tierney 0400 503 052

OPEN: Saturday 17th 11.00am - 11.30am



8 Oxley Court, Mildura

\$675,000 - \$725,000

4 Bed | 2 Bath | 2 Car

FAMILY FLEXIBILITY, SPACE & LIFESTYLE

- ◆ Four spacious bedrooms plus a versatile fifth bedroom, home office, kids' retreat or playroom, offering exceptional flexibility for growing families.
- ◆ Spacious open-plan living and dining forms the heart of the home, complemented by an enormous separate lounge for additional family living.
- ◆ Master bedroom features a private ensuite, while reverse-cycle heating and cooling, fresh paint and brand-new carpet ensure year-round comfort.
- ◆ Fully landscaped and securely fenced yard offers plenty of space for children, pets, entertaining and relaxed outdoor family living.
- ◆ Double lock-up garage with direct yard access, quality brick construction and a dream court location amongst quality homes and great neighbours.



Ryan Tierney 0400 503 052

OPEN: Saturday 17th 10.30am - 10.50am



13 Regency Parade, Mildura

\$695,500 - \$765,000

3 Bed | 2 Bath | 2 Car

BEAUTIFULLY PRESENTED, SPACIOUS & READY TO ENJOY

- ◆ Those searching for something special will not want to miss this beautiful, light-filled and spacious property. With its unique open-plan living and inviting streetscape, it is a must see.
- ◆ The home offers three separate living spaces, a perfectly designed kitchen layout and high ceilings, complemented by a new ducted reverse cycle system throughout for year round comfort.
- ◆ Generous three bedroom accommodation, featuring a king size main suite, spacious ensuite & walk-in robe, plus queen size secondary bedrooms.
- ◆ Entertain effortlessly outdoors on the large Merbau deck, with shade sails, low-maintenance gardens, lawns and automatic sprinkler systems.
- ◆ A home that offers space, comfort and versatility that is ready for you to simply move in, settle in and enjoy



Josh Berry 0417 122 396

OPEN: Saturday 10.45am - 11.15am



1 Eyre Court, Mildura

\$595,000 - \$635,000

4 Bed | 2 Bath | 2 Car

SPACE, PRACTICALITY & EASY LIVING

- ◆ A comfortable and versatile family home offering space, practicality and easy everyday living.
- ◆ Open-plan kitchen, dining and living areas, plus a separate lounge, create comfortable spaces for everyday living.
- ◆ Three bedrooms plus a study, easily converted to a fourth bedroom.
- ◆ Undercover entertaining, generous backyard, side access, water tank and double garage provide convenience and versatility.
- ◆ With a current rental appraisal of \$580 per week.



Josh Berry 0417 122 396

OPEN SATURDAY 10.00AM - 10.30AM



3 Jandra Court, Mildura

\$560,000 - \$590,000

3 Bed | 2 Bath | 2 Car

SECURE, SPACIOUS & WELL LOCATED

- ◆ Three generous bedrooms and two well-appointed bathrooms within a private and secure complex.
- ◆ Light-filled open-plan living and dining, complemented by a separate lounge for added versatility.
- ◆ Fantastic outdoor entertaining area overlooking a low-maintenance garden, ideal for relaxed everyday living.
- ◆ Perfect for first-home buyers, families, downsizers or investors seeking space, security and convenience.



Justin Grogan 0408 502 361

OPEN SATURDAY 10.30AM - 11.15AM



www.trem.com.au | 03 5022 9200



PRIME BLUE CHIP COMMERCIAL FREEHOLD – MAJOR DEAKIN AVENUE EXPOSURE

THIS exceptional 1840m² approx allotment offers a rare opportunity to secure a high-profile commercial site on Deakin Avenue with outstanding exposure and versatility.

Formerly home to a drive-thru coffee and café operating for over a decade, and previously occupied by the globally recognised KFC franchise, this site has a proven history of successful food and beverage use.

Key features include:

- Dual existing driveways for convenient access and egress.
- Alfresco and Internal Dining Areas
- Established drive-thru infrastructure
- Commercial kitchen and shop fit-out
- Approximately 29 on-site car parks
- Massive signage exposure, including one of the largest billboards on Deakin Avenue, capturing tens of thousands of impressions all day, every day.

This is a rare chance to secure a landmark site ideal for owner occupiers, investors, or brand flagships looking to elevate their presence in a high traffic location.

A major route for local and interstate transport, locals and public transport ensuring unrivalled brand and business exposure that will bring customers effortlessly.

Commercial 1 Zone.

Lease Appraisal \$95,000 +OGS +GST Per Annum.

Once in a lifetime opportunity, don't let it pass you by! ●



HOME ESSENTIALS

Address: 218-220 Deakin Avenue, MILDURA **Description:** 1,840m² approx, 29 on-site car parks **Price:** \$1,650,000 – \$1,750,000 +GST **Inspect:** by appointment

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

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TENANTED HOSPITALITY INVESTMENT

A RARE commercial opportunity has arrived in Irymple, a character-filled, dual-purpose hospitality venue operating as a bustling café through the day and a craft micro brewery by night, run by two energetic young operators who are firmly planting their roots here.

With a lease secured to June 2028, the tenants actively seeking an extended term, and all outgoings covered by the tenant, this is a clean, compelling investment with established momentum and committed occupants who have personally invested in transforming the space into something the whole community is coming to.

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.

Dual-use hospitality concept. Daytime café and evening micro brewery, broadening the trading window and revenue profile.

Two young, aspirational operators who have personally funded the renovation and improvement works throughout.

Distinctive white-painted street facade with black shutters, arched openings and prominent signage presence, strong street identity in Irymple's growing village strip.

Character indoor dining space with original architectural detail forming the heart of a thriving community venue.

Tenant-renovated outdoor amenities and alfresco courtyard with pergolas, mature planting and paved walkways, a relaxed and inviting outdoor setting.

Irymple is an emerging lifestyle destination. A growing family-focused suburb with quality kindergartens, primary and secondary schools close by, connected directly to Mildura via Fifteenth Street; the suburb's growing desirability is drawing new residents and new businesses alike, making now the right time to secure a foothold here. ●

McGrath



HOME ESSENTIALS

Address: 2137 Fifteenth Street, IRYMPLE **Auction:** Tuesday 27th October at 5.30pm **Inspect:** By appointment
Contact: Lukas Pedder 0426 203 693 or Macaila Britton 0499 885 690, McGRATH ESTATE AGENTS MILDURA



3 Chardonnay Drive, Mildura

A Home That Ticks All the Boxes

Set on a wide 760m² block with a rendered facade and feature brick street presence, this four-bedroom home delivers a floorplan that is as practical as it is easy to love. A broad paved entry leads into a wide hallway, opening to a formal lounge that loops seamlessly through to a central kitchen. Multiple living zones, and a drive-through double garage to a fully fenced rear yard make this a compelling option for investors and owner-occupiers alike.

- Central kitchen with floating island bench, 900mm gas cooktop and open plan living
- Drive-through double garage, fully fenced yard, solar and ducted reverse cycle

4 | 2 | 2
Beds | Baths | Cars

Price Guide

\$580,000 - \$628,000

Open Homes

Friday 16th October - 12:30pm-1:00pm

Saturday 17th October - 11:15am-11:45am

Monday 19th October - 5:30pm - 6pm

Lukas Pedder

0426 203 693

Macaila Britton

0499 885 690

McGrath



8 Ella-Mae Court, Red Cliffs

Built for living. Ready for everything.

A solid brick home on a fully fenced 673m² block in a quiet Red Cliffs cul-de-sac. Open-plan living and dining is anchored by a gas kitchen with cooktop, under-bench oven, dishwasher and breakfast bar, with sliding doors to a covered outdoor entertaining area. A separate carpeted lounge, three bedrooms with built-in robes, an upgraded bathroom with bath and shower, ducted cooling, solar panels and euro laundry complete a practical layout. Zoned for Red Cliffs Primary School (1.1km), with Coffee on Indi just 0.8km away.

- Generous open-plan living plus a separate lounge
- Covered outdoor entertaining area and fully fenced yard
- Solar panels, ducted cooling and a well-appointed kitchen

3 | 1 | 2
Beds | Bath | Cars

Price Guide

\$480,000 - \$528,000

Open Homes

Saturday 17th October
10:15am - 10:45am

Lukas Pedder
0426 203 693

Macaila Britton
0499 886 790

McGrath



2814 Fourteenth Street, Irymple

3 | 2 | 2

Land Of Opportunity

For sale

With an impressive 2,671m² (approx.) allotment and a convenient Irymple address, 2814 Fourteenth Street presents an exciting opportunity for those seeking room to move, space to grow and the freedom to make a property their own. Outside, a paved undercover entertaining area provides an inviting space for weekend barbecues, relaxed gatherings or simply enjoying the outdoors. Enjoying close proximity to the Irymple Hub, local schools and the Irymple Pub, this property delivers the convenience of town living with the added benefit of space to spread out.

Price \$545,000 - \$595,000
Viewing Sat 17th Oct, 9:30am - 10:00am
Tues 20th Oct, 5:00pm - 5:30pm
Contact Mark Thornton 0408 534 772



47 River Avenue, Merbein

4 | 2 | 2

The River Avenue Reset

For sale

Set across an impressive 3,395m² allotment, 47 River Avenue offers a lifestyle where space, comfort and versatility come together. With expansive grounds, exceptional shedding and a welcoming four bedroom residence, this Merbein property invites you to enjoy a little more freedom, all within easy reach of Merbein P-10 College and a short drive to Mildura. Offering the charm of an established home and the freedom of a substantial allotment, 47 River Avenue is a place to embrace the outdoors, make room for your passions and enjoy a lifestyle that's entirely your own.

Price \$675,000 - \$742,500
Viewing Sat 17th Oct, 11:15am - 11:45am
Mon 19th Oct, 4:30pm - 5:00pm
Contact Mark Thornton 0408 534 772



32a Cherry Avenue, Mildura

 3 |  2 |  2
Cherry On Top
For sale

Whether you're looking to expand your investment portfolio or secure a home for the future, this well-appointed three bedroom, two bathroom residence delivers the ideal balance of comfort, convenience and long-term potential. Set on approximately 411m², the low-maintenance yard allows you to spend less time on upkeep and more time enjoying everything this central location has to offer. With flexibility that today's buyers value most, this property is suited to those looking to move straight in, downsize with ease or secure a quality addition to their portfolio.

Price \$595,000 - \$630,00
Viewing Sat 17th Oct, 11:30am - 11:45am
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. Moments from Mildura CBD, the hospital and health precinct, its central location adds another layer of appeal.

Price	\$550,000 - \$605,000
Viewing	Sat 17th Oct, 10:45am - 11:15am
Contact	Mark Thornton 0408 534 772



15 Etherington Drive, Mildura

 3 |  1 |  2
Everything On Etherington
For sale

Offering a welcoming blend of comfort, practicality and outdoor space, 15 Etherington Drive presents an excellent opportunity to secure an established home on an approximately 650m² allotment, all less than a five minute drive from Mildura's CBD.

Price	\$515,000 - \$566,500
Viewing	Sat 17th Oct, 9:00am - 9:30am Mon 19th Oct, 5:00pm - 5:30pm
Contact	Mark Thornton 0408 534 772



THE RIVER AVENUE RESET

SET across an impressive 3,395m² allotment, 47 River Avenue offers a lifestyle where space, comfort and versatility come together. With expansive grounds, exceptional shedding and a welcoming four bedroom residence, this Merbein property invites you to enjoy a little more freedom, all within easy reach of Merbein P-10 College and a short drive to Mildura.

Inside, the home reveals a warm, established character, with distinctive slate flooring and a beautifully modernised kitchen bringing together old world charm and contemporary practicality.

Quality appliances, generous cabinetry and ample preparation space make the kitchen a pleasure to use, connecting naturally with the dining area and adjoining sunken lounge. A wood fire creates a cosy atmosphere through the cooler months, complemented by ducted evaporative cooling and a split system in the living area.

Four bedrooms offer comfortable accommodation, with carpet underfoot and updated bathrooms adding a fresh touch to the home's original character.

A generous laundry with an adjoining toilet adds everyday practicality, while the home's inviting layout provides a comfortable setting for daily living, with plenty of room to settle in and make it your own.

Beyond the home, a paved undercover entertaining area provides a welcoming place to gather, while the extensive grounds invite endless possibilities for outdoor living. A designated firepit area sets the scene for evenings beneath the stars, with plenty of room remaining to enjoy the outdoors your way.

Adding another dimension is the impressive 15.4m x 6.2m (approx.) shed, cleverly divided between a workshop and an insulated rumpus room complete with heating and cooling.

Whether it's a games retreat, creative space or somewhere to pursue your hobbies, the flexibility is exceptional. Side gate access leads through to the shed and nearby double carport, while 23 solar panels with a 6.6kW system add further everyday practicality.

Offering the charm of an established home, the convenience of modern updates and the freedom of a substantial allotment, 47 River Avenue is a place to embrace the outdoors, make room for your passions and enjoy a lifestyle that's entirely your own. ●



HOME ESSENTIALS

Address: 47 River Avenue, MERBEIN **Description:** 4 bedrooms, 2 bathrooms, 2 garage **Price:** \$675,000 - \$742,500 **Inspect:** Saturday 11:15am-11:45am and Monday 4:30pm-5:00pm
Contact: Mark Thornton 0408 534 772, ONE AGENCY MILDURA

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INNER CITY LIVING WITH CHARACTER TO SPARE

THIS home definitely isn't cookie cutter and its 1940s character shines through. Modernised in all the ways that matter, without losing any of its charm. A lovely bay window allows natural light to shine into the dining area and the open plan living features an original fireplace. The country style kitchen is very neat, with a chef style gas top cooker, dishwasher and breakfast bar. Great sized bedrooms, all with ceiling fans and a bright modern bathroom. There is a combination of ducted evaporative, split system, and cosy combustion fire. Plus the bonus of a fully self-contained

studio, with its own external access presents multiple options, teenage retreat, extended family, guest or even Air BnB. Outside the entertainment area runs the full width of the home, and has defined areas for both lounging and dining. A mature and well stocked garden surrounds the home providing an oasis, whilst being right on the doorstep of the city heart and minutes from the riverfront. ●



HOME ESSENTIALS

Address: 29 Cherry Avenue, MILDURA **Description:** 4 bedrooms, 2 bathrooms **Price:** \$599,000 - \$658,900 **Inspect:** Saturday 11:15-11:45
Contact: Patrick Gray 0484 724 450, email: pgray@ctfnre.com.au, 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 90 Days

Phone For All Enquiries

Lots 5 & 6 Mallee Highway
Robert Stephens
0458 658 566



MILDURA

3 1 1

NEW PRICE



SOLID BONES & SPACIOUS ROOMS

- Well established 3 bedroom home on 650m² (approx.), offering comfortable living, character & generous outdoor space
- Completely painted internal with new blinds & flooring throughout the home
- 3 great-sized beds. with BIRs, spacious kitchen, separate living & large dining
- Current rental appraisal \$450pw

FOR SALE

\$429,000 - \$471,900

Saturday 10:30 - 11:00

390 Benetook Avenue

Lyle Massey
0418 505 507

Photo ID required



MILDURA

4 2 2



SEE THE POTENTIAL & BRING TOOLS

- Substantial 4 bedroom home on approx. 2,000m² on a semi-rural block
- Separate lounge, large open family/meals & study plus main bedroom with ensuite & WIR
- Requires some work incl. new kitchen, offering excellent scope to add value
- 40 x 20ft (approx.) shed with evap, garden shed, double carport & solar power

FOR SALE

By Openn Offers

Saturday 11:30 - 12:00

818 San Mateo Avenue
Robert Stephens
0458 658 566
Shaun Stephens
0434 434 499

Photo ID required



67 Lime Avenue
Mildura

www.ctfnre.com.au

5021 2200

12909677-GS42-26



**first
national**
REAL ESTATE

Collie & Tierney



CULLULLERAINE

3 2 2



EAT, PLAY & LOVE

- Breathtaking rural lifestyle with access to Lake Cullulleraine with established fruit trees
- Cathedral ceilings, natural light & open-plan living with updated kitchen
- Paved alfresco beneath grapevine canopy, large open-air party area & sheds
- 9,917m² (approx.) plus 3 acres of crown land, fully fenced.

FOR SALE
\$869,000

Phone For Inspection
34 Sturt Highway

Tim Davey
0409 234 271

Photo ID required



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

\$535,000 - \$588,500

Saturday 10:30 - 11:00

2 Muscat Court
Robert Stephens
0458 658 566
Shaun Stephens
0434 434 499

Photo ID required



Meet Your Agent

**Lyle
Massey**



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

0418 505 507
lmassey@ctfnre.com.au



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

12909678-GS42-26



A GRAND RIVERSIDE ESTATE ON THE MURRAY

COMMANDING approximately 39.3 metres of Murray River frontage, this exceptional property offers a rare combination of riverside access, privacy and space.

Across 8417m² of established grounds, sweeping lawns and mature trees create an impressive setting, while a private boat ramp puts the river at your doorstep.

The four-bedroom residence has been designed to embrace its surroundings. Views across the gardens and Murray River take centre stage from the main living area and main bedroom, giving both spaces a connection to the landscape. The kitchen, complete with a butler's pantry, flows into the dining and family areas to form the heart of the home.

A separate lounge offers a refined space to retreat, while the main bedroom includes a walk-in robe and ensuite.

Entertaining extends outdoors to a covered alfresco with its own kitchen, an inviting setting for celebrations, long lunches and evenings with family and friends.

Beyond it, the expansive grounds offer the freedom to enjoy the property in whatever way suits you, from quiet moments beneath the trees to afternoons spent on the Murray.

A large double garage and shed provide ample space for vehicles, a boat and equipment. There is also scope to consider additional shedding or a tennis court, subject to the necessary approvals.

Distinguished by its river frontage, private boat ramp and magnificent grounds, this is a Murray River lifestyle of extraordinary scale. ●



HOME ESSENTIALS

Address: 6491B Sturt Highway, TRENTAM CLIFFS **Description:** 4 bedrooms, 2 bathrooms, 2 garage, 8417m² **Price:** Price on Application **Inspect:** By appointment
Contact: Jason Lawler 0417 248 002 or Tony Roccisano 0418 502 101, PROFESSIONALS MILDURA
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125-127 Riverside Avenue, *Mildura*

"La Vita Nuova" – A New Life

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

A rare & iconic Riverside Avenue estate where Mildura's pioneering past seamlessly meets modern living, with no expense spared.

- Cellar, gym, playground, basketball court, swimming pool & shed
- Dating back to the late 1800s
- Magnificent estate steeped in history & character

PRICE

Price on Application

INSPECTION

Saturday 17 October 11:30 – 12:00pm

Loretta Paiano

0418 596 789



16 Bakogiannis Court, *Mildura*

Elegance of True Craftsmanship

 **4** |
  **2** |
  **4** |
  **847m²**

A successful combination of period style & modern comfort, this immaculately maintained residence offers grand living with all original features retained.

- Two large living areas provide flexibility for everyday family life, entertaining or a quiet retreat
- Expansive undercover outdoor entertaining area
- Four car spaces plus a large shed for storage

PRICE

\$950,000 – \$1,045,000

INSPECTION

Saturday 17 October 10:30 – 11:00am

Tony Roccisano

0418 502 101

Marcus Coppola

0411 246 213





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



155 Second Street, *Merbein*

Family Living, Lifestyle & Space

🏠 4 | 🏡 1 | 🚗 2 | 📏 9864m²

Space for the family, room to move & an excellent investment opportunity!

- Generous bedrooms, spacious living areas
- Room for a hobby farm, motorbike tracks or grow your own vegetables
- New 6m x 16m Colourbond shed, ideal for storage, workshop space or lifestyle equipment

PRICE

Price on Application

INSPECTION

By Appointment

Loretta Paiano
0418 596 789





569

4

- Bringing together grand living, a sense of sophistication, & 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

INSPECTION

Tony Roccisano
0418 502 101
Marcus Coppola
0411 246 213



13

 4

- Sash windows, leadlight detailing & two charming brick fireplaces
- Formal lounge, new vinyl flooring & a solid timber kitchen
- Year-round comfort with reverse-cycle & evaporative air conditioning
- Conveniently located close to everyday amenities

PRICE

INSPECTION

Jason Lawler
0417 248 002



23

4

- Positioned on an elevated red loam allotment & nearing completion, this impressive quality-built home offers spacious family living, outstanding street appeal & outdoor entertaining
- Master featuring a huge WIR & ensuite
- 8m x 4m lock-up shed with rear yard access, landscaped gardens with irrigation system

PRICE

INSPECTION

Tony Roccisano
0418 502 101



201

 3

- 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

INSPECTION

Marcus Coppola
0411 246 213





28 Brett Road, *Euston*

Rare Farming Opportunity

5 Ha

This is an exceptional chance to secure approximately 5 hectares of prime farming land in a highly sought-after location.

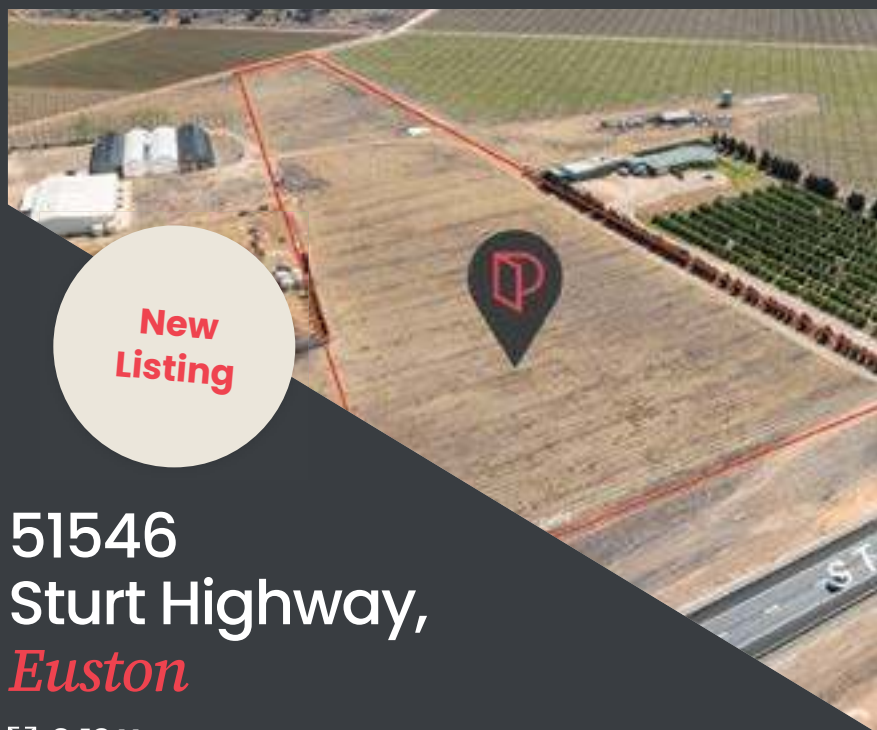
- Massive 45m x 25m machinery & storage shed
- 150-pallet cool room
- Premium farming land, substantial water resources & purpose-built infrastructure

PRICE
\$1,250,000

INSPECTION
By Appointment

Jason Lawler
0417 248 002

Tony Roccisano
0418 502 101



51546 Sturt Highway, *Euston*

3.12 Ha

- Exceptional property combining space, lifestyle & breathtaking elevated views
- Residential permit potential (STCA)
- Plenty of room for gardens, animals, machinery or small-scale farming pursuits
- Bring your vision & start planning the lifestyle you've always wanted

PRICE
\$500,000

INSPECTION
By Appointment

Jason Lawler
0417 248 002
Tony Roccisano
0418 502 101



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:
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 (IN1Z)
- 66.22 meter frontage
- Rare opportunity to secure Prime Industrial Land in the heart of Mildura's Industrial precinct

AUCTION
Fri 23 Oct, 12noon onsite

INSPECTION
By Appointment

Tony Roccisano
0418 502 101
Marcus Coppola
0411 246 213



Auction:
30th
October

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



For Sale

113 San Mateo Avenue, *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 17 Oct 10:30 - 11:00am

Loretta Paiano
0418 596 789



Under Contract

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
By Appointment

Francis Morello
0415 979 891



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