

SunraysiaDaily

Friday 23 October 2026 – Saturday 24 October 2026

REAL ESTATE GUIDE

THE ULTIMATE INNER CITY LIFESTYLE!

118 Olive Avenue, Mildura

See Home Focus
on page 2



**Your Property
Manager Called...**
Oh No They Didn't!



WE ALWAYS CALL

12911226-AB43-26

Tierney Real Estate Mildura
122-124 Lime Avenue Mildura, Victoria 3500



(03) 5022 9200



trem.com.au





THE ULTIMATE INNER-CITY LIFESTYLE

SECURELY positioned behind gated entry, this impressive single-storey townhouse offers a private, low-maintenance lifestyle without compromising on space, comfort or versatility.

Perfectly positioned in a highly sought-after inner-city neighbourhood, this stylish residence places everything you need just moments away, making it an exceptional opportunity for those seeking convenience and lifestyle in equal measure.

Designed for easy living, the home presents an outstanding opportunity for right-sizers seeking low-maintenance living, investors looking to add value, or buyers exploring the potential of short-term accommodation.

PROPERTY FEATURES

- Three spacious bedrooms
- Dedicated study with toilet and vanity
- Two bathrooms
- Light-filled open-plan living and dining
- Gourmet kitchen with quality SMEG appliances

- Mixed Use Outdoor living area complete with awning — perfect for relaxing
- Reverse-cycle heating and cooling
- Private outdoor entertaining area
- Double lock-up garage/shed with mezzanine
- Convenient rear lane access
- Single storey & low-maintenance design
- Secure gated entry

With its combination of space, privacy, versatility and outstanding location, this is a rare opportunity to secure a quality townhouse in one of Mildura's most desirable inner-city settings.

Don't miss your opportunity to secure this outstanding townhouse in one perfect inner-city location. ●

**Please Note: outdoor spa not included in sale*



HOME ESSENTIALS

Address: 118 Olive Avenue, MILDURA **Description:** 3 bedrooms, study, 2 bathrooms, 3-car garage **Price:** \$940,000 - \$980,000 **Inspect:** By appointment
Contact: Justin Grogan 0408 502 361, email: justin@trem.com.au, TIERNEY REAL ESTATE



NEW LISTING



2 Leng Close, Nichols Point

\$800,000 - \$880,000

4 Bed | 3 Bath | 4 Car

A PRIVATE SANCTUARY OF SPACE, LUXURY & FAMILY LIVING

- ◆ Set on over 2,700sqm in a peaceful Nichols Point court, this exceptional family residence offers timeless charm, generous proportions and a fully self-contained guest house.
- ◆ Beautifully appointed interiors feature multiple living areas, formal dining, a separate study, spacious bedrooms, an open fireplace, slab heating and ducted cooling throughout.
- ◆ Resort-style outdoor living boasts lush tropical gardens, expansive paved entertaining, a luxurious swim spa, outdoor kitchen with built-in spit, excellent shedding and side access.



Ryan Tierney 04000 503 052

OPEN MONDAY 4.30PM - 5.00PM

NEW LISTING



141 Magnolia Avenue, Mildura

\$450,000 - \$475,000

2 Bed | 1 Bath | 2 Car

TUG TUG TUG... AT THE HEART STRINGS

- ◆ Charming two-bedroom brick veneer home on a 475m² allotment, perfectly positioned in Magnolia Avenue, offering privacy, security and convenient inner-city living.
- ◆ Beautifully presented with polished floorboards, high ceilings, a fully renovated kitchen and bathroom, reverse-cycle air conditioning and practical open-plan living.
- ◆ Fantastic outdoor entertaining area overlooking a private, low-maintenance yard, perfect for relaxing or hosting guests.
- ◆ Excellent shedding with automatic roller door and sealed rear lane access, offering practicality and convenience.



Justin Grogan 0408 502 361

OPEN SATURDAY 11.30AM - 12.00PM



125 Hawthorn Grove, Mildura

\$470,000 - \$510,000

3 Bed | 1 Bath | 1 Car

BIG BLOCK, COMFORTABLE HOME, ENDLESS POTENTIAL

- ◆ Impressive 1,000m² (approx.) allotment offering three bedrooms, a practical layout and plenty of potential to personalise or improve.
- ◆ Warm floorboards throughout, with a functional kitchen overlooking the open dining and lounge areas.
- ◆ French doors open to a deck and generous entertaining area, perfect for outdoor living.
- ◆ Good-sized shed, additional storage, double-gate rear access and \$420 per week rental appraisal.



Josh Berry 0417 122 396

OPEN SATURDAY 11.30AM - 12.00PM

NEW PRICE



8 Oxley Court, Mildura

\$645,000 - \$695,000

4 Bed | 2 Bath | 2 Car

FAMILY FLEXIBILITY, SPACE & LIFESTYLE

- ◆ Four spacious bedrooms plus a versatile fifth bedroom, home office or kids' retreat, offering exceptional flexibility to accommodate growing families and changing lifestyles.
- ◆ Expansive open-plan living and dining complemented by an enormous separate lounge, providing multiple living zones for effortless family living, relaxation and entertaining.
- ◆ Beautifully presented with fresh paint, brand-new carpet and reverse-cycle heating and cooling, plus a master ensuite and double lock-up garage with yard access.
- ◆ Quality construction, exceptional flexibility and genuine family liveability you don't want to miss.



Ryan Tierney 0400 503 052

OPEN SATURDAY 10.10AM - 10.30AM



www.trem.com.au | 03 5022 9200



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.
- ◆ 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

UNDER OFFER



13 Regency Parade, Mildura

\$695,500 - \$765,000

3 Bed | 2 Bath | 3 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.



Josh Berry 0417 122 396

OPEN SATURDAY 10.45AM - 11.15AM



3 Jandra Court, Mildura

\$545,000 - \$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 - 11.00AM



4 Cupper Grove, Merbein

\$519,000 - \$569,000

3 Bed | 2 Bath | 1 Car

THE PERFECT PLACE TO BEGIN, INVEST OR SETTLE

- ◆ Peacefully positioned in a quiet court, this home offers a great blend of style, comfort and modern living.
- ◆ The kitchen, living and dining area has been thoughtfully renovated, offering a modern layout with quality finishes. Designed for both everyday living and entertaining, this space is the heart of the home.
- ◆ Outside, the paved outdoor area and fire pit offer a great space for entertaining, relaxing and enjoying the outdoors.
- ◆ Combining thoughtful updates, practical living spaces and a peaceful location, this home is ready to be enjoyed.



Josh Berry 0417 122 396

OPEN SATURDAY 10.00AM - 10.30AM

233 DEAKIN AVENUE, MILDURA

4 2 4



Prime Deakin Avenue Location - Ideal as a Medical Practice, Office complex or Residential Investment

Previously used a medical practise, mental health facility and more recently for medical offices and file history.

- Positioned on 845m² with 21.2m of main street frontage.
- Offering 4 offices or Bedrooms, Computer room or office, main bathroom, formal lounge, large family room, central kitchen. Laundry cupboard Knock. Large entry way with counter for reception suited as a client waiting area and doubles as small rumpus room.
- Separate unattached bungalow ideally suited as a work from home office, or separate 5th bedroom with ablution fitted.
- 4 bays lock up car port. Space for 4 cars off street parking.
- Fully paved and very low maintenance. Fully fenced with double gateway entry.

• Prime location on Deakin Avenue with assured passing traffic and close to Mildura original CBD and new shopping centre facilities. High schools and more.

An inspection is highly recommended to appreciate the position, flexibility and potential this property has to offer.



Sale

Price: \$600,000 - \$660,000

Inspection time:

Saturday 24 Oct @ 10:00-10:30am

Marty Deacon 0429 953 365

Elders Mildura 03 5018 6800



62 BOOMERANG AVENUE, IRYMPLE

3 1 3



A property offering genuine space, privacy and lifestyle, all within reach of Irymple

Owned and lovingly enjoyed by the same family for over 50 years, this hidden gem offers a quiet and almost secluded rural lifestyle on approximately 2.29 hectares (5.65 acres). Small acreages of this size and nature are increasingly hard to find.

Set amongst established trees, gardens and lawns, the solid brick veneer home provides comfortable family accommodation with plenty of room both inside and out.

The home features:

- Three generous bedrooms plus an office or potential fourth bedroom
- Spacious kitchen and meals area
- Roomy lounge room
- Large bedrooms, with the master featuring a plumbed vanity and built-in robe
- Main bathroom
- Separate toilet

Outside, the property offers an enviable small-acreage lifestyle with over 5.60 acres providing plenty of space for pets, horses, livestock and room for the children to enjoy. Properties offering this combination of space, established surrounds, water, shedding, horse facilities and a separate work-from-home area are rarely offered to the market.



Auction

22nd Nov 2026 @ 12:00 pm

Inspection time:

Sunday 25 Oct @ 12.00pm-12.30pm

Marty Deacon 0429 953 365

Elders Mildura 03 5018 6800



83A BELAR AVENUE EXTENSION, IRYMPLE



Selling With Crop – Fully Developed Table Grape Holding

An outstanding opportunity to acquire a fully developed, high-quality table grape holding in the sought-after Irymple growing district, including the 2026/27 season's crop.

Being an area of 15.08ha-37.26acs and developed to a very high standard while managed and operated at a very professional level.

All verities are modern and in demand which allows the grower an opportunity to walk into a quality holding where redevelopment is not necessary. Planted to Sweet Sapphire, 1010, Sweet Favors, 22-90 & Autumn Crisp. Vendors are pleased to quote the plantings produce from 2.5* boxes per vine up to 3.5* boxes with an average 2.8* boxes per vine. The property has 20200* producing vines producing just over 50,000* boxes per annum.

The Irrigation systems is unique as there are 2 pumps. The main pump is electric with disc filters and fully automated supplying drip irrigation. The second pump

is diesel and is used mainly as back up supplying overhead sprays, used mainly for cooling during those very warmer periods. Both pumps water in 3 shifts. 20mx12m shed for storage or machinery. Water usage is 3 megalitres per planted acre or 112 megalitres* while the property has a 135.8ML AUL.



Sale

Price: Expressions Of Interest

Closing 30th Nov @ 1:00pm

Inspection time:

By Appointment

Marty Deacon 0429 953 365

Elders Mildura 03 5018 6800



173 REED ROAD, COLIGNAN

4 2 2



Large modern home, swimming pool, acreage and shedding

Offering a large modern brick veneer home, entertainment area, swimming pool, shedding and acreage. Very close to the Murray River in a wonderfully quiet location.

The home features 4 large bedrooms. Master with walk-in robe and ensuite while the 3 other bedrooms have built in robes and access to a large main bathroom. Huge formal lounge with slow combustion heating, separate rumpus/family room, formal dining with mantle and gas heater inserts, huge kitchen with walk-in pantry, double gas stoves, 2 sinks, breakfast bar and huge laundry. All cooled by twin evaporative air conditioners. The home will have some furniture included.

Outside features large entertainment area with pizza oven, benches, BBQ and outdoor tables and chairs. A tropical style inground lined swimming pool, vegie gardens and established lawns and trees.

The property also features a 12m x 6m lockup shed

with half established as a self-contained living area fully furnished that sleeps 4 with own separate ablution block.

Situated on 16acres – 6.48ha was once an irrigated cherry farm with own pump on the Murray River. Currently fully fenced and grazes sheep and goats over 2 paddocks along with a holding yard.



Sale

Price: \$800,000 - \$880,000.

Inspection time:

By Appointment

Marty Deacon 0429 953 365

Elders Mildura 03 5018 6800





2137 Fifteenth Street, Irymple

Auction held at 143 Ninth St, 5.30pm

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

Open Homes
Inspect by Appointment
Auction
27th Oct, 5.30pm - At McGrath Office

Lukas Pedder
0426 203 693

Macaila Britton
0499 885 690

McGrath



3 Chardonnay Drive, Mildura

One Very Good Decision

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

Saturday 24th Oct - 11:30am - 12:00am
Monday 26th Oct - 5:00pm - 5:30pm
Tuesday 27th oct - 5:00pm - 5:30pm

Lukas Pedder
0426 203 693

Macaila Britton
0499 885 690

McGrath



3/248 Tenth Street, Mildura

Refreshed and Ready.

2 | 1 | 1
Beds | Bath | Car

Updated, refreshed and ready to go, this double brick villa ticks every box for first home buyers and investors alike. New flooring, fresh paint, an upgraded kitchen and a fully low-maintenance yard make this an easy decision at an accessible price point.

- Updated kitchen with slide-in oven combo and integrated dishwasher
- Brand new carpet and vinyl plank flooring throughout
- Low-maintenance yard with synthetic turf; rental appraisal \$360-\$380 pw

Open Homes

Friday 23rd Oct, 12:30 pm - 1:00 pm
Saturday 24th Oct, 10:00 am - 10:30 am
Monday 26th Oct, 4:30 pm - 5:00 pm
Tuesday 27th Oct, 5:00 pm - 5:30 pm

Lukas Pedder
0426 203 693

Macaila Britton
0499 885 690

McGrath



READY TO PERFORM

SPANNING 133sqm and set within a quiet, well-presented complex of approximately nine, this solid brick veneer unit is the kind of investment that simply works.

Returning \$340 per week with a long-term lease secured until August 2027, it offers reliable income, minimal upkeep and the reassurance of a well-managed, tightly held complex.

Quietly positioned at the rear of a well-maintained, pride-of-ownership complex.

Lounge room with character-rich feature brick wall and split system air conditioning.

Kitchen with 600mm electric stove and oven combo, pantry and dedicated preparation space.

Evaporative cooling and electric wall heater for year-round comfort.

Both bedrooms fitted with built-in robes and ceiling fans.

Combined bathroom and laundry with corner shower, vanity and dedicated laundry space; separate toilet.

Lock-up garage plus access to an additional open car space (body corporate, exclusively used by current tenant)

Private concrete courtyard with storage area and established green rear boundary

Zoned for Mildura West Primary School (0.5km), Chaffey Secondary College (2.3km) and Mildura Senior College (2.6km). ●

McGrath



HOME ESSENTIALS

Address: 3/17 Steven Street, MILDURA **Description:** 2 bedrooms, 1 bathroom, 1 car parking **Price:** \$300,000-\$330,000 **Inspect:** Saturday 10.00 am - 10.30 am

Contact: Lukas Pedder 0426 203 693 or Macaila Britton 0499 885 690, McGRATH ESTATE AGENTS MILDURA





36 Deakin Avenue Extension, Koorlong

4 | 2 | 3

Nature’s Own Address

For sale



Escape the pace of everyday life and discover a world of serenity and natural beauty at 36 Deakin Avenue Extension, Koorlong. Set across an impressive 10 acres, with the Koorlong State Forest right at your doorstep, this remarkable lifestyle property offers the freedom to unwind, explore and embrace a quieter way of living, surrounded by the beauty of the Australian bush. Built circa 2008, the welcoming brick residence has been designed to make the most of its tranquil setting. This is an opportunity to reconnect with nature and enjoy the space.

Price \$990,000 - \$1,074,500
Viewing Sat 24th Oct, 1:00pm - 1:30pm
Tues 27th Oct, 5:00pm - 5:30pm
Contact Mark Thornton 0408 534 772



6 Cirillo Drive, Mildura

4 | 2 | 2

A Modern Muse

For sale



Showcasing contemporary design, beautiful finishes and a refreshing sense of individuality, 6 Cirillo Drive is a home that makes an impression. From its striking rendered brick exterior to the carefully considered details within, this near new residence delivers an exceptional blend of style, comfort and everyday functionality. Side access to a 3.5m x 5.5m (approx.) shed completes the picture, providing valuable space for storage, hobbies or workshop use. Just minutes from Mildura Central, supermarkets and everyday amenities, this property offers an exceptional opportunity!

Price \$790,000 - \$869,000
Viewing Sat 24th Oct, 10:15am - 10:45am
Mon 26th Oct, 5:00pm - 5:30pm
Contact Mark Thornton 0408 534 772



17 Stuart Avenue, Mildura

2 | 1 | 1

Charm, Cosy And Calling

For sale



Full of warmth, character and an undeniable sense of home, 17 Stuart Avenue offers an inviting retreat just minutes from Mildura’s CBD. With a collection of fresh updates, practical outdoor spaces and a charming atmosphere throughout, this delightful residence is ready to welcome its next chapter. Built circa 1950, the home retains its established charm while enjoying a fresh, inviting feel. Adding to the home’s appeal is a separate bungalow, complete with its own split system, offering a versatile space for hobbies, a home office or additional retreat.

Price \$490,000 - \$539,000
Viewing Sat 24th Oct, 12:00pm - 12:30pm
Mon 26th Oct, 4:30pm - 5:00pm
Contact Mark Thornton 0408 534 772



2/166 Ontario Avenue, Mildura

2 | 1 | 1

Your Ontario Opportunity

For sale



Offering simplicity, comfort and everyday convenience, 2/166 Ontario Avenue presents a fantastic opportunity for first home buyers, downsizers and investors alike. Set on a manageable 136m² allotment, this neat two bedroom residence delivers an easy-care lifestyle.

Price \$360,000 - \$385,000
Viewing Sat 24th Oct, 11:15am - 11:45am
Tues 27th Oct, 4:00pm - 4:30pm
Contact Mark Thornton 0408 534 772



2814 Fourteenth Street, Irymple

3 | 2 | 2

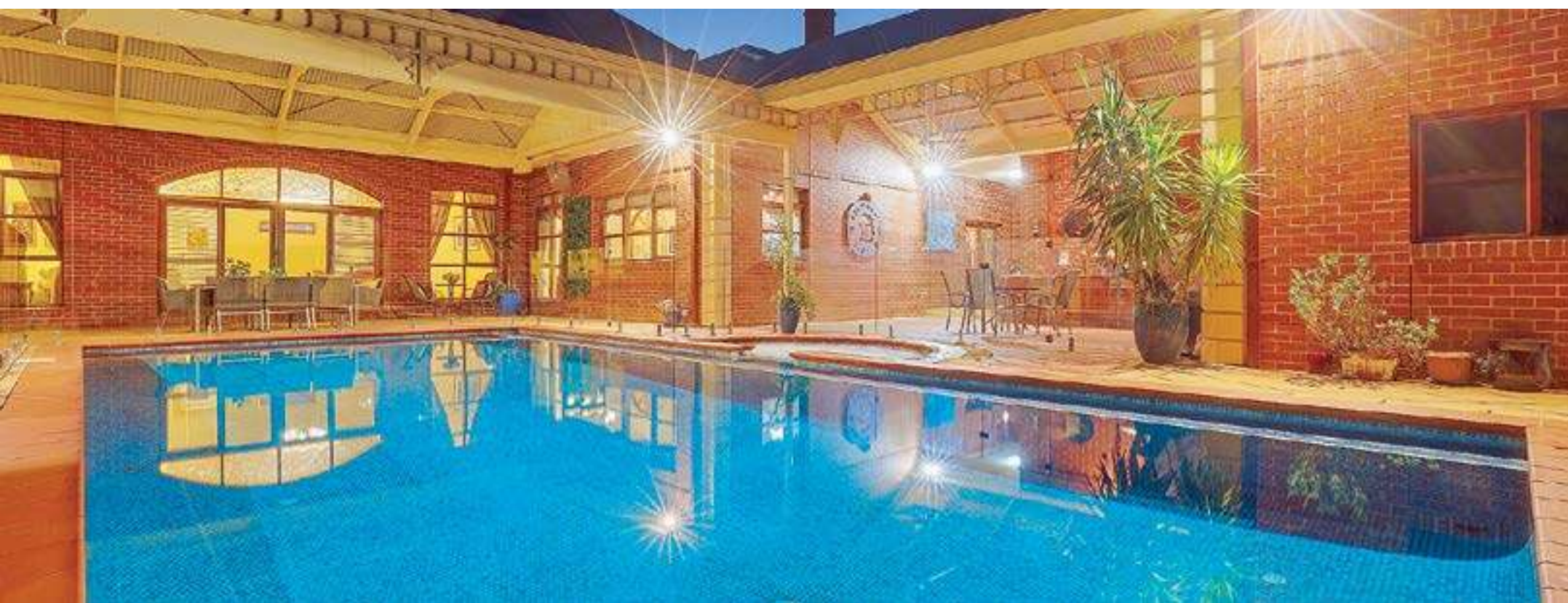
Land Of Opportunity

For sale



Set on 2,671m² in close proximity to the Irymple Hub, local schools and the Irymple Pub, while remaining just a short drive from Mildura, this property delivers the convenience of town living with the added benefit of space that's becoming increasingly hard to find.

Price \$545,000 - \$595,000
Viewing Sat 24th Oct, 9:15am - 9:45am
Contact Mark Thornton 0408 534 772



THE CROWN JEWEL OF CAMBRIDGE TERRACE

COMMANDING attention with its striking Federation-style façade and grand proportions, 16 Cambridge Terrace delivers a luxury lifestyle that is truly in a class of its own. Beautifully designed and impeccably presented, this one-of-a-kind residence is one of Dunning’s most impressive builds, combining timeless elegance with spacious family living in one of Mildura’s most prestigious locations.

From the moment you step inside, the home’s sense of scale is immediately apparent. Soaring 12-foot ceilings enhance the light-filled interiors, while formal living areas provide refined spaces to entertain or unwind.

At the heart of the home, the magnificent kitchen is finished with marble benchtops, offering both sophistication and practicality for everyday living and entertaining alike. The home comprises four generous bedrooms, two beautifully appointed Federation-style bathrooms and accommodates up to five vehicles, making it ideally suited to growing or established families.

Step outside and the lifestyle continues. Surrounded by established gardens, the impressive alfresco entertaining area overlooks a sparkling swimming pool and spa, creating a private setting for everything from relaxed family weekends to large-scale gatherings with friends.

Adding further value is an impressive 19kW solar system, delivering outstanding energy efficiency and helping to reduce ongoing power costs.

Offering an exceptional combination of craftsmanship, character and lifestyle, this remarkable Dunning-built residence will appeal to executive families and buyers seeking a luxurious home that stands apart from the rest.

An inspection is essential to fully appreciate the quality, scale and attention to detail that define this exceptional home. ●



HOME ESSENTIALS

Address: 16 Cambridge Terrace, MILDURA **Description:** 4 bedrooms, 2 bathrooms, study, 5 garage, pool **Price:** \$2,250,000 - \$2,450,000 **Inspect:** Saturday 9:00am - 9:30am
Contact: Tom Dawe 0455 400 382, ONE AGENCY MILDURA
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A SLICE OF HEAVEN

WITH Spring upon us the Mediterranean style cooking and alfresco dining is made easier especially when you have a pizza oven in the backyard.

Pizza ovens are becoming popular additions to Australian backyards alongside the ubiquitous barbecue. Devotees of pizza

ovens love the simplicity of authentic Italian-style pizzas, which can be healthy, quick to make and delicious.

Because the high heat generated in a wood fired pizza oven, food cooks extremely quickly making them great for feeding large groups of people. And only wood fired brick ovens infuse that smokey, charcoal flavour that can't be replicated in a normal kitchen oven.

There are a number of things to consider when choosing what sort of pizza oven is right for your home.

Firstly, what material to use in constructing the oven.

Brick

Brick ovens are fuel efficient, as they retain up to 85 per cent of the heat generated by a wood fire. Bricks are also cheap making them a popular choice .

To get an authentic rustic look, the brick can be rendered in cement with the added benefit of retaining extra heat for faster cooking.

Stone

Stone has very similar heat efficiency to brick but it can be an expensive option. If you like the look of natural stone use it on the facade as decoration rather than using it for the baking chamber.

Cob

Cob is a mixture of natural building materials



made from things such as clay, sand, straw, rocks and recycled materials. It is one of the oldest building methods on earth. A cob oven is cheap to construct and fuel efficient. It cooks with all three heating methods: convection, conduction and radiant heat. Be careful to ensure the baking chamber is fired properly or it will crack. There is plenty of advice on the internet about how to construct a cob oven.

Steel

In modern homes stainless steel is a popular choice for pizza ovens. They are low maintenance and can be connected to gas as a fuel source eliminating the long heating time needed for wood fired models.

Portable oven

For those with a small backyard a portable pizza oven or even a bench top oven may be a better option. Portable ovens can be wood fired or gas powered. They can be moved out of the way when not in use or even taken to a park, the beach or a friend's house.

The other main consideration is which fuel to use to fire your pizza oven.

Wood

For purists wood is the only way to go. Wood fired is the authentic way of cooking used by humans for thousands of years. It can take up to four hours to get a wood fired oven to the correct temperature for cooking so patience and planning is required if you choose wood.

Charcoal/coal

Wood-fired ovens can also be fueled with either charcoal or coal for a different flavour, though these options are often considered to be less efficient, and less eco-friendly.

Gas/electric

More contemporary in style, a gas or electric pizza oven is a cleaner option, particularly for an indoor or enclosed kitchen. Gas is also faster but they do need to be connect to a mains supply or bottled gas. ●

SunraysiaDaily

REAL ESTATE GUIDE

25 Madden Avenue, Mildura, 3500

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170 Eighth Street, Mildura Phone 5023 5355

12834486-MR05-26

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WONDERFUL HOME - CLOSE TO HOSPITAL AND GOLF COURSE!

NESTLED in peaceful street, around the corner from Mildura Base Hospital, Mildura's Medical Precinct, and just a short stroll to Mildura Golf Course, is this wonderfully presented three-bedroom brick veneer home.

Offering stunning, huge new bathroom and refurbished kitchen, two living zones, study area, large bedrooms all with built-in robes (walk-in robe to main), reverse cycle split system heating/cooling, ducted evap cooling, and wheelchair access throughout.

The spacious large kitchen overlooks the undercover outdoor entertaining area, and

also offers a second undercover outdoor living zone, large lock-up double carport (automatic door), shed, vegie patch area.

With expected rent of \$520-\$530 per week, surrounded by stunning established gardens, and sought after location - don't miss this beauty! ●



**Mildura
Property Advisers**

Put Your Property In Our Hands



HOME ESSENTIALS

Address: 227 Twelfth Street, MILDURA **Description:** 3 bedrooms, 1 bathroom, 2 car garage, 556m² **Price:** \$540,000 - \$580,000 **Inspect:** Saturday from 11.15am
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



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!

Link for PPS - <https://tinyurl.com/7MenziesTerraceMilduraPPS>



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

Open:
Viewings
Saturday from 12.45pm



Tim and Amanda Aldridge
0407 239 917

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!

Link for PPS - <https://tinyurl.com/231EleventhStMilduraPPS>



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

Open:
Viewings
Phone To Inspect



Tim and Amanda Aldridge
0407 239 917

227 Twelfth Street, Mildura

3 1 2 556m²



WONDERFUL HOME - CLOSE TO HOSPITAL & GOLF COURSE!

Nestled in peaceful street, around the corner from Mildura Base Hospital, Mildura's Medical Precinct, and just a short stroll to Mildura Golf Course, is this wonderfully presented three-bedroom brick veneer home. Offering stunning, huge new bathroom and refurbished kitchen, two living zones, study area, large bedrooms all with built-in robes (walk-in robe to Main), reverse cycle split system heating/cooling, ducted evap cooling, & wheelchair access throughout. The spacious large kitchen overlooks the undercover outdoor entertaining area, & also offers a second undercover outdoor living zone, large lock-up double carport (auto door), shed, vegie patch area. With expected rent of \$520-\$530/wk, surrounded by stunning established gardens, and sought after location - don't miss this beauty!

Link for PPS - <https://tinyurl.com/227TwelfthStMilduraPPS>



For Sale
\$540,000 - \$580,000

Open:
Saturday from 11.15am



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!

Link for PPS - <https://tinyurl.com/26FloralAvenueWestMilduraPPS>



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

Open:
Saturday from 12.00pm



Tim and Amanda Aldridge
0407 239 917



A MOST CHARMING FAMILY HOME

WHETHER you're searching for your first home or a wonderful place to raise the family, this charming property offers comfort, character and convenience in a fantastic location, within walking distance to local schools, shops and parks.

Inside, you'll be welcomed by beautiful polished floorboards, brand-new carpet to the spacious lounge and all three bedrooms, each complete with built-in robes.

Classic high ceilings add to the home's timeless appeal, while the fully renovated family bathroom brings a fresh, modern touch.

The spacious kitchen offers plenty of room to cook and entertain, complemented by a separate meals area, a large formal lounge

and a beautiful sunroom providing that extra space to relax and unwind.

Year-round comfort is assured with split-system heating and cooling, along with ducted evaporative cooling.

Once outside discover a lovely timber-decked entertaining area, perfect for enjoying time with family and friends.

A lock-up shed, single carport and direct access to the most private backyard complete this appealing package. ●



HOME ESSENTIALS

Address: 16 Bowen Crescent, MILDURA **Description:** 3 bedrooms, 1 bathroom, 2 car parking **Price:** \$499,000 - \$548,000 **Inspect:** Saturday 11:45am – 12:30pm
Contact: Tim Davey 0409 234 271, email: tdavey@ctfnre.com.au, COLLIE & TIERNEY MILDURA

16 Sunraysia Daily Real Estate Guide





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 2

NEW LISTING



EFFORTLESS CONVENIENCE

- 3 bedroom home Ideal starter or investment with long-term tenants in place
- Open-plan living with defined lounge & meals, functional kitchen
- Built-in storage, semi-ensuite access to main, ducted reverse-cycle heating & cooling
- Low-maint., fully fenced yard with carport & auto door. Rental appraisal \$450-\$470pw

FOR SALE

Photo ID required

\$475,000 - \$520,000

Saturday 11:30 - 12:00

13 Daytona Court

Robert Stephens

0458 658 566

Shaun Stephens

0434 434 499



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

Photo ID required

By Openn Offers

Saturday 10:30 - 11:00

818 San Mateo Avenue

Robert Stephens

0458 658 566

Shaun Stephens

0434 434 499



67 Lime Avenue
Mildura

www.ctfnre.com.au

5021 2200



SALE

8 Kedmenec Drive,
Mildura

Built circa 2016, this brick veneer residence sits on approximately 821sqm in Etiwanda Parklands Estate. Its appeal lies in a combination buyers appreciate: space to come together, a separate room to retreat to and the shedding to accommodate work equipment, hobbies and weekend projects. The open plan kitchen, meals and living area forms the social centre of the home, bringing meal preparation, family dinners and relaxed evenings together. A separate lounge provides welcome flexibility, whether used for movie nights, a children's retreat or a quieter place to unwind while the main living area remains in use.

Three bedrooms include a master with a walk in robe and ensuite, providing everyday convenience and a comfortable place to retreat. Neat and tidy presentation throughout makes it easy to picture your own furniture, routines and finishing touches in place.

■ We bring the *whole* team

Ray White Mildura 03 5021 9500



3  2  2 

Outside, the large decked entertaining area sets the scene for weekend barbecues, long lunches and evenings with friends. Bring out the dining table, invite everyone over and make the most of Mildura's outdoor lifestyle.

The approximately 9m x 9m shed adds another compelling reason to inspect. For tradespeople, hobbyists or anyone needing substantial storage, it provides valuable space for tools, equipment and projects. Side access adds practicality, making the shedding an especially useful part of the property.

Sale
Fixed Date Closing 17th Nov 6pm
\$670,000 - \$737,000

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

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



SALE

17 Darlington Parade,
Mildura

Some homes simply give you more to work with. Set on a generous 783m2 allotment (approx.), this three bedroom, two bathroom home offers the kind of space that is getting harder to find. Inside, the home has been laid out for easy living across three bedrooms and two bathrooms. A walk-in pantry adds real everyday practicality in the kitchen, and the separate theatre room gives you a flexible space to enjoy, whether that is movie nights, a retreat or a room that suits the way you live. Outside, the land does the talking. A large shed with side access through to the backyard is ready for the cars, the tools, the caravan or the projects, and the size of the block leaves you room to make the outdoors your own.



RayWhite



3 2 2

Perhaps you're a growing family looking for space to spread out. Maybe you're upsizing and need the shed and the land. Or perhaps you're an investor who recognises what homes on bigger blocks are worth in this market. Whatever brings you through the door, this is a home with real space, real flexibility and real potential.

Sale
\$665,000 - \$731,500

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

Jones Ntungwanayo
0402 529 868
jones.ntungwanayo@raywhite.com

raywhitemildura.com.au

12911696-AB43-26



SALE

18 Marita Court, Irymple

This outstanding four-bedroom residence delivers the perfect blend of modern style, spacious family living and exceptional outdoor entertaining, all set on a generous 759m² allotment. Showcasing quality finishes, multiple living zones and an incredible list of extras, 6 x 9m shed with toilet, 11.5kW solar, stone bench tops, reverse cycle air, outdoor fireplace and full kitchen with oven, cooktop and sink, quality shade blinds, side access with storage area, this is the complete package. A home designed to impress the whole family.

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

Sale
\$860,000 - \$940,000

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

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

4 2 2 1

raywhitemildura.com.au
12911701-AB43-26



SALE

3 2 3

7 Amber Close, Mildura

Some homes have a presence you notice the moment you pull up. Set on a generous 755m2 allotment (approx.) in a quiet Mildura court, this classic red brick home has exactly that, its gabled roofline and arched windows giving it a character all of its own. Inside, the home offers three comfortable bedrooms and two bathrooms across an easy single-storey layout. A formal lounge gives you an elegant space to entertain or unwind, while the beautiful timber kitchen brings warmth and real character to the heart of the home.

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

Sale
\$625,000 - \$687,500

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

Jones Ntungwanayo
0402 529 868
jones.ntungwanayo@raywhite.com

raywhitemildura.com.au
12911705-AB43-26



SALE

192 Ontario Avenue, Mildura

Opportunities in Ontario Avenue's tightly held medical precinct don't come along often. Set on an allotment of approximately 541m2, this established health clinic offers a ready-made home for medical, allied health or professional use, right among the practitioners and services that make this Mildura's centre of care. Inside, the purpose-fitted layout is already doing the work. A welcoming reception and waiting area leads through to an admin office, consulting and examination rooms, a prep room and a nurses office, with a staff room, library and store room.

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

Sale
\$790,000 - \$869,000

View
Appointments available via
raywhitemildura.com.au

Jones Ntungwanayo
0402 529 868
jones.ntungwanayo@raywhite.com

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

raywhitemildura.com.au



SALE

3 2 2

37 Herston Drive, Mildura

Built circa 2005 and positioned on approximately 579sqm, the home presents neatly throughout and offers the sort of straightforward, comfortable living that will appeal equally to first home buyers, young families and investors. Step inside to a generous separate lounge at the front of the home, providing an inviting space to relax away from the main family zone. Further through, the home opens into the kitchen, meals and living area, creating a practical everyday hub with plenty of natural light.

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

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

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

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

raywhitemildura.com.au
12911707-AB43-26



SALE

3 1

63 Hornsey Park, Mildura

Set on a generous 604sqm allotment, this three-bedroom property combines practical spaces with some welcome updates, making it an appealing option for those looking to enter the property market or add another asset to their portfolio. Inside, the updated kitchen brings a fresh finish to the heart of the home, complete with Laminex benchtops, gas cooking and natural gas connection. The open plan kitchen and dining area creates a functional hub for everyday living, while the adjoining lounge provides a separate space to relax and unwind.

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

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

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

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

raywhitemildura.com.au
12911708-AB43-26



SALE

58 Hornsey Park, Mildura

With rent of \$375 per week, 58 Hornsey Park is one for investors considering a three bedroom property in Mildura, whether as a first purchase or an addition to an existing portfolio. The home offers three bedrooms and one bathroom. The bedrooms provide flexibility for different household needs, whether used for sleeping accommodation, guests or a study. It is a straightforward residential offering for buyers focused on the rental opportunity.

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

3 1

Sale
\$329,000 - \$360,000

View
Appointments available via
raywhitemildura.com.au

Peter Zara
0499 780 688
peter.zara@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 and removing an ongoing layer of shared-property complexity. Inside, the home feels refreshingly easy to settle into. The living room provides generous space for relaxing or entertaining, while the kitchen delivers the practicality you need for everyday life.

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

2 1 1

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

View
Sat 9:45 - 10:15am

Jones Ntungwanayo
0402 529 868
jones.ntungwanayo@raywhite.com

raywhitemildura.com.au
12911709-AB43-26



SALE

13/803-805 Irymple Avenue, Irymple

Well presented, thoughtfully laid out and designed with practicality in mind, this attractive brick home offers a comfortable, low-maintenance lifestyle with plenty to appreciate. From the neat brick exterior and low-maintenance landscaping to the spacious interior, the home has a welcoming feel that carries throughout. Fresh, neutral tones, generous windows and a combination of carpet and tiled flooring create a light, comfortable setting, while ducted air conditioning and ceiling fans add to the everyday appeal.

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

3 1 2

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

View
Sat 10:00 - 10:15am
Tue 5:00 - 5:15pm

Dakota Whitehouse
0448811108
dakota.whitehouse@raywhite.com

raywhitemildura.com.au



SALE

72 Tapio Street, Dareton

Situated on an approx. 919m2 sized allotment comes for sale this neat home, which offers all the requirements in a property that you are looking for. The interior flows seamlessly from one living space to another. The dwelling includes two bedrooms plus sunroom, separate lounge room, well-appointed renovated bathroom, BIR and ample storage throughout. The kitchen has gas cooking and the list of inclusions continues as you find the heating/ cooling options, extra toilet and much more.

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

3 1 5

Sale
\$225,000 - \$247,000

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

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

raywhitemildura.com.au
12911713-AB43-26



SALE

410 Sculthorpe Road, Nangiloc

There is a particular appeal in having room to step away from the everyday. At 410 Sculthorpe Road, Nangiloc, this holding of 20.08 hectares offers that sense of space in a rural district closely connected to the Murray River. Equivalent to approximately 49.6 acres, the property offers a substantial parcel of land for buyers seeking their own patch of country. Its size is a central part of the appeal, providing a sense of scale that is best appreciated by walking the property and taking in its surroundings.

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

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

View
Appointments available via
raywhitemildura.com.au

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

raywhitemildura.com.au



SALE

30 Murray Terrace, Euston

Every great home starts with an idea, this is your opportunity to bring yours to life. Offering approximately 670m2 of vacant land in the riverside township of Euston, this is a chance to secure your own slice of the Murray River region and create something entirely your own or further develop (STCA). Whether you're dreaming of a permanent residence, a relaxed country escape or a base for weekends spent enjoying the river lifestyle, the possibilities start here.

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

Sale
Expressions of Interest

View
Appointments available via
raywhitemildura.com.au

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

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

raywhitemildura.com.au
12911714-AB43-26



RayWhite

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.

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

4 2 2

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

View
Sat 10:15 - 10:45am

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

raywhitemildura.com.au



RayWhite

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 and functional.

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

3 1 2

Auction
6th Nov 11am

View
Sat 10:15 - 10:45am

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

raywhitemildura.com.au
12911717-AB43-26



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

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

raywhitemildura.com.au



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 1:30 - 2:00pm

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

raywhitemildura.com.au
12911718-AB43-26



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.

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

View
Sat 9:30 - 10:00am

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

3 2 2 1

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

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.

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

View
Appointments available via
raywhitemildura.com.au

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

5 2 4

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

raywhitemildura.com.au



SALE

13 Wildflower Court, Red Cliffs

If you have been dreaming of building, this could be the opportunity you have been waiting for. Tucked away in a peaceful court within a newer subdivision, this vacant allotment offers a wonderful blank canvas to bring your plans to life.

Sale
\$150,000 - \$165,000

View
Appointments available via
raywhitemildura.com.au

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

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

raywhitemildura.com.au



SALE

"The Bardy" Houseboat, Mildura

If you're in the market for something special, you will find this houseboat hard to ignore. Well-loved and with a practical layout, The Bardy is the perfect boat for the family weekender or simply to use anytime of the year.

Sale
\$170,000 - \$185,000

View
Appointments available via
raywhitemildura.com.au

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

3 1

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

raywhitemildura.com.au
12911720-AB43-26



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.

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

View
Sat 1:15 - 1:45pm

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

3 1 2

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

raywhitemildura.com.au

SALE

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 10:30 - 11:00am

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

3 1 1

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

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.

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

View
Appointments available via
raywhitemildura.com.au

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

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

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.

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

View
Sat 12:45 - 1:15pm

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

4 2 2

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

raywhitemildura.com.au
12911721-AB43-26



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.

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

3 1 1

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

View
Appointments available via
raywhitemildura.com.au

Dakota Whitehouse
0448811108
dakota.whitehouse@raywhite.com

raywhitemildura.com.au

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.

■ 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

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.

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

4 2 4 1 1

Sale
\$980,000 - \$998,000

View
Appointments available via
raywhitemildura.com.au

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

raywhitemildura.com.au

SALE

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.

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

4 2 1

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

View
Sat 10:15 - 10:45am

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

raywhitemildura.com.au
12911722-AB43-26



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.

■ We bring the *whole* team
Ray White Mildura

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

View
Sat 10:15 - 10:45am

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

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

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

View
Appointments available via
raywhitemildura.com.au

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

raywhitemildura.com.au

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.

■ We bring the *whole* team
Ray White Mildura

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

View
Appointments available via
raywhitemildura.com.au

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

Katrina Wootton
0431 249 801
katrina.wootton@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

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

View
Sat 11:15 - 11:45am

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

raywhitemildura.com.au

SALE

2 Largo Drive, Nichols Point

Beautifully finished in a calm, neutral palette, the home immediately sets a premium tone with square-set detailing, generous proportions and an abundance of space.

■ We bring the *whole* team
Ray White Mildura

Sale
\$1,630,000 - \$1,790,000

View
Sat 9:30 - 10:00am

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

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

raywhitemildura.com.au



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

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

View
Sat 11:45 - 12:15pm

Katrina Wootton
0431 249 801
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raywhitemildura.com.au

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

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

View
Sat 11:00 - 11:30am

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

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12911724-AB43-26



BIG ON SPACE, BIGGER ON CHARACTER

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.

Set across approx. 1034m² in west Mildura, this substantial brick home combines generous family living with renovated key areas, while retaining plenty of its original character.

Inside, exposed beams immediately give the home a sense of warmth and personality, while multiple living spaces provide the flexibility that larger families will appreciate. There's room to spread out, entertain, find a quiet corner or simply enjoy having more than one place for everyone to gather.

The kitchen has been renovated and offers induction cooking, a dishwasher and walk-in pantry, while the bathrooms have also been updated, bringing a more modern touch to the home's original character.

Climate control is well covered with split-system heating and cooling, evaporative cooling and two slow-combustion heaters, providing plenty of options throughout Mildura's changing seasons.

Then there's the feature you're unlikely to forget.

An underground wine cellar, accessed via a spiral staircase and complete with its own bar, creates a genuinely unique space for the wine collection, entertaining friends or simply

enjoying something a little different from the standard family floorplan.

Outside, the approx. 1034m² allotment continues the theme of space and practicality. Side access provides flexibility to the rear yard, while a lock-up garage, automatic sprinklers and established surrounds add to the everyday functionality.

Adding further appeal is the home's location, with the Murray River only a short distance away and Mildura's riverfront lifestyle right at your fingertips. Morning walks along the river, weekends by the water and access to some of the area's best open spaces can all become part of everyday life. At the same time, Mildura's CBD is within easy reach, placing a wide selection of restaurants, cafes, shopping and everyday conveniences close to home. It's a location that offers an appealing balance - the space and relaxed lifestyle of west Mildura, while remaining well connected to the river, town centre and everything Mildura has to offer.

It's spacious, full of character and refreshingly different - a home that gives you plenty to work with, and a few surprises along the way. ●



HOME ESSENTIALS

Address: 13 Washington Drive, Mildura **Description:** 4 bedrooms, 2 bathrooms, 1 garage **Price:** \$699,000 - \$768,000 **Inspect:** Wednesday 5:00 - 5:30pm
Contact: Christian Sapuppo 0428 545 385, RAY WHITE MILDURA
36 Sunraysia Daily Real Estate Guide





ELEGANCE OF TRUE CRAFTSMANSHIP

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

Built by Dunning Homes, the substantial four-bedroom, two-bathroom home showcases a sandstone facade, high ceilings and detailed cornice work, reflecting the craftsmanship and care evident throughout.

Two large living areas include a separate lounge, providing flexibility for everyday family life, entertaining guests or enjoying a quiet retreat.

Four bedrooms provide room for a growing family, with the home's beautifully maintained presentation reflecting the care it has received.

Ducted reverse cycle heating and cooling provides year-round comfort throughout the home.

An expansive undercover outdoor entertaining area extends the living space, with a fireplace creating an inviting setting for relaxed evenings and gatherings with friends and family.

Set on approximately 847m², the property offers four car spaces plus a large shed for additional vehicles, storage or hobbies, complemented by a solar system.

Positioned in a quiet, family friendly court, the home enjoys easy access to nearby schools and amenities, with Mildura Central approximately five minutes away by car and the CBD around 10 minutes.

An impressive family residence bringing together grand proportions, comfortable living and a location to match. ●



HOME ESSENTIALS

Address: 16 Bakogiannis Court, MILDURA **Description:** 4 bedrooms, 2 bathrooms, 4 car garage **Price:** \$950,000 - \$1,045,000 **Inspect:** By Appointment
Contact: Tony Roccisano 0418 502 101 and Marcus Coppola 0411 246 213, PROFESSIONALS MILDURA





**AUCTION
TODAY!
Friday 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

Fri 23 Oct 1:30 – 2:00pm

Francis Morello
0415 979 891

Tony Roccisano
0418 502 101



**New
Listing**

16 Bakogiannis Court, *Mildura*

🏠 4 | 🏡 2 | 🚗 4 | 📏 847m²

- Period style & modern comfort, this immaculately maintained residence offers grand living
- Two large living areas provide flexibility for everyday family life, entertaining or a quiet retreat
- Undercover entertaining area
- Four car spaces plus a large shed for storage

PRICE
\$950,000 – \$1,045,000

INSPECTION
By Appointment

Marcus Coppola
0411 246 213
Tony Roccisano
0418 502 101



**New
Listing**

1/305 Tenth Street, *Mildura*

🏠 2 | 🏡 1 | 🚗 1 | 📏 215m²

- Low maintenance living in a convenient location
- Appealing option for investors or first home buyers
- Electric heating & evaporative cooling for year-round comfort
- Currently tenanted at \$360 per week
- Close proximity to local amenities

PRICE
\$350,000 – \$385,000

INSPECTION
Fri 23 Oct 4:30 – 5:00pm

Marcus Coppola
0411 246 213





**New
Listing**

3 Admiral Court, *Mildura*

🏠 4 | 🚗 2 | 🚗 2 | 🏢 1 | 📏 1196m²

- Kitchen & dining area, separate lounge & rumpus room
- Master bedroom with WIR & ensuite
- Large backyard with entertaining area, well maintained gardens, fish pond & chook pen
- Side access provides entry to the rear yard & large shed

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

INSPECTION
Fri 23 Oct 5:30 - 6:00pm

Marcus Coppola
0411 246 213



**New
Listing**

13 Baylee Avenue, *Mildura*

🏠 4 | 🚗 1 | 🚗 1 | 📏 670m²

- 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
\$525,000 - \$555,000

INSPECTION
By Appointment

Jason Lawler
0417 248 002



For Sale

23 Melaleuca Street, *Mildura*

🏠 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 & 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:
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





*Stage 2
Now
Selling*

Highland Estate 18 Wilga Road, *Gol Gol*

Stage 2 Now Selling!

 **2000m²**

Discover Highland Estate, Gol Gol's newest residential subdivision. The perfect setting to build your dream home.

- 34 prestigious allotments, each over 2,000m²
- Located just a short stroll to the Murray River
- Close to Gol Gol Primary and Preschools

PRICE

\$260,000 - \$275,000 per allotment

INSPECTION

By Appointment

Tony Roccisano

0418 502 101



For Sale

Nichols Point Heights 263-291 Irymple Ave, *Mildura*

Stage 1 Titles Soon!

 **Approx. 1800m²**

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

- 30 generous allotments of over 1800m²
- Walking distance to the Nichols Point Primary School & mins from the Riverside Golf Course

PRICE

\$290,000 per allotment

INSPECTION

By Appointment

Tony Roccisano

0418 502 101

