Sunraysia Daily
Friday 13 November 2026 – Saturday 14 November 2026

REAL ESTATE GUIDE

A GRAND RIVERSIDE ESTATE ON THE MURRAY

6491B Sturt Highway, Trentham Cliffs

See Home Focus on page 2

Professionals

Selling your home?

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

SunraysiaDaily
REAL ESTATE GUIDE



12861214-AB16-26





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 8417 m² 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.

Professionals







HOME **ESSENTIALS**

Address: 6491B Sturt Highway, TRENTHAM CLIFFS Description: 4 bedrooms, 2 bathrooms, 2-car garage, land 8417m² Price: $POA Inspect: By appointment

Contact: Jason Lawler 0417 248 002 and Tony Roccisano 0418 502 101, PROFESSIONALS MILDURA

Professionals



New Listing

1 Riverview Rise, *Gol Gol*

Resort-Style Living

4 | 2 | 4 | 5000m²

Prepare to be captivated by this truly breathtaking residence, where luxury, sophistication & resort-style living come together in spectacular fashion.

- Exceptional combination of space, style & quality
- The designer kitchen features an enormous island bench with exquisite marble benchtops
- Stunning undercover alfresco area & pool

PRICE
$2,000,000 - $2,200,000

INSPECTION
By Appointment

Jason Lawler
0417 248 002



New Listing

155 Second Street, *Merbein*

Family Living & Lifestyle

4 | 1 | 2 | 9879m²

This solid brick home offers the perfect combination of comfortable family living, lifestyle freedom & investment potential.

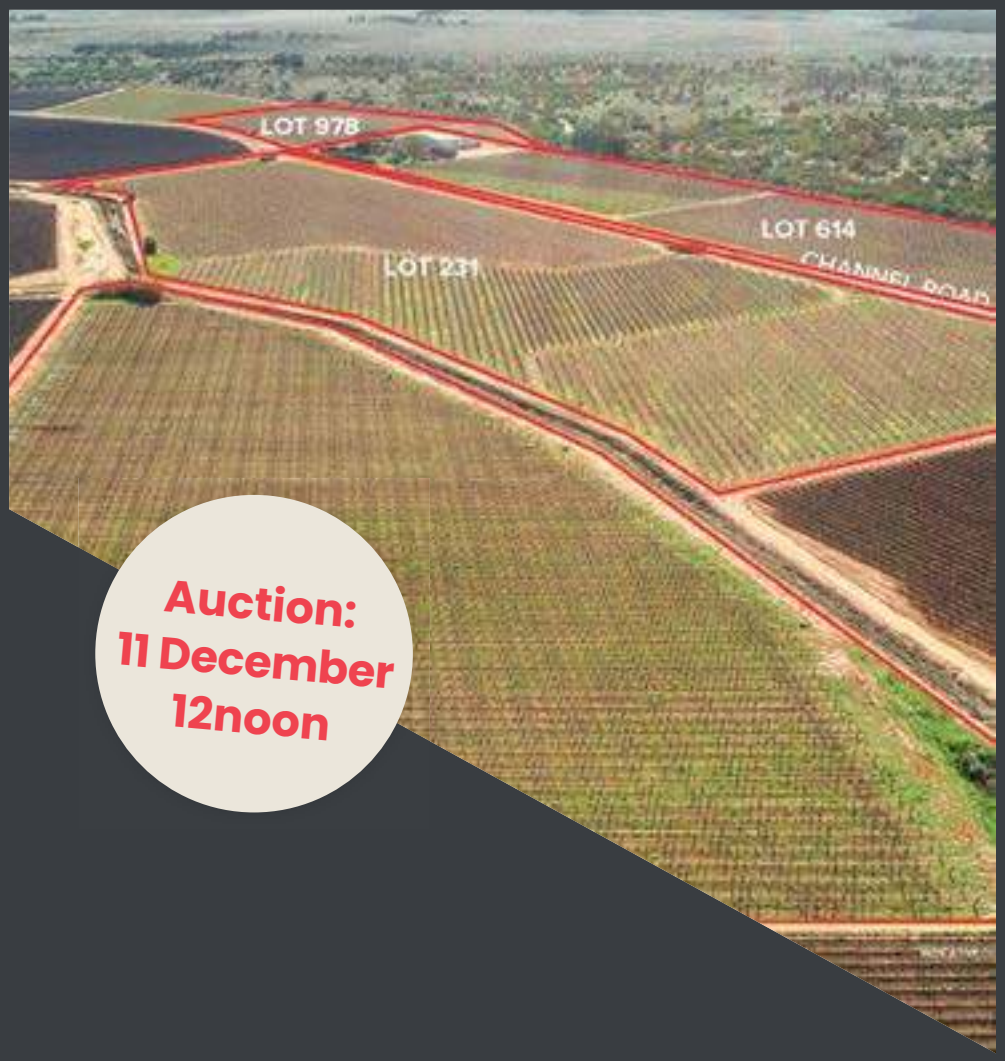
- Spacious family living areas
- Plenty of room to enjoy a relaxed lifestyle
- Two substantial sheds ideal for storage, workshop space or lifestyle equipment

PRICE
$610,000 - $660,000

INSPECTION
By Appointment

Loretta Paiano
0418 596 789

Professionals



Auction:
11 December
12noon

160 Channel Road, *Coomealla*

Exceptional Tablegrape Vineyard

23 Hectares

This one's a "stand out"!! All the hard work has been done & the result is this exceptional opportunity to acquire a now fully producing young table grape property on 56.67 acres.

- 3 Phase Electric pump with Arkal filtration system & fertigation system, under vine drip irrigation
- 30m x 12m machinery shed

AUCTION
Friday 11 December 12noon Onsite

INSPECTION
By Appointment

Tony Roccisano
0418 502 101



New
Listing

Joywood Fashions – 78 Langtree Avenue, *Mildura*

A Rare Retail & Freehold Opportunity

238m²

Joywood Fashions presents a unique opportunity to acquire both an established & successful women's fashion business & its freehold premises in the heart of Mildura City Mall..

- New Industrial Rev Cycle Airconditioning
- Sought after 4 car staff parking
- Excellent positioning within the Mall

PRICE
$750,000 plus SAV

INSPECTION
By Appointment

Tony Roccisano
0418 502 101

Wendy Beckwith
03 5021 1900

Professionals



New Listing

1257-1273 Karadoc Avenue, *Irymple*

4 | 2 | 2 | | 4.05 Hectares

- Beautiful homestead-style home made for entertaining, 5 minutes from Irymple Hub & 15 from the Mildura CBD
- 7 paddocks with stables & water, a round yard & a 30ML AUL
- 21m x 18m machinery shed with workshop, plus a fully lined 14m x 12m barn with offices & 3 phase power

PRICE
$1,100,000 - $1,210,000

INSPECTION
Sat 14 Nov 10:30 - 11:00am

Francis Morello
0415 979 891



Selling Mildura's Most Beautiful Homes

125-127 Riverside Avenue, *Mildura*

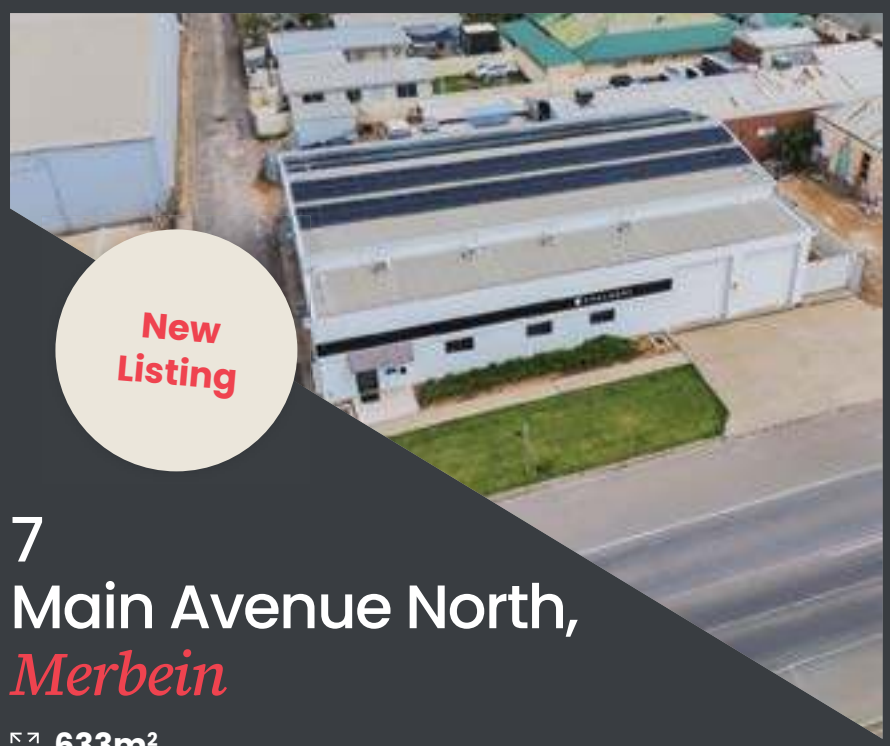
4 | 2 | 2 | | 2496m²

- 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
$1,600,000 - $1,760,000

INSPECTION
Sat 14 Nov 12:00 - 12:30pm

Loretta Paiano
0418 596 789



New Listing

7 Main Avenue North, *Merbein*

633m²

- Multiple roller doors providing access for goods & equipment
- Two cool rooms
- Warehouse & mezzanine storage
- Multiple roller door access points
- Reception, stationery room, laboratory, staff tearoom
- Solar system

PRICE
$690,000

INSPECTION
By Appointment

Tony Roccisano
0418 502 101
Marcus Coppola
0411 246 213



New Listing

29 We Street, *Balranald*

5 | 2 | 6 | 1012m²

- Feauturing a grand entrance hall, soaring 14ft ceilings, ornate features throughout & beautiful polished Murray Pine floorboards
- An open-plan living area flows through to a modern kitchen
- Fully covered alfresco area, creating the perfects space for entertaining

PRICE
$490,000 - $539,000

INSPECTION
By Appointment

Jason Lawler
0417 248 002
Tony Roccisano
0418 502 101

Professionals



New Listing

34 Fitzroy Avenue, *Red Cliffs*

3 | **1** | **816m²**

- This character cottage combines the appeal of an older home with modern everyday comforts
- Ducted reverse cycle heating & cooling provides year-round comfort
- Close to the Red Cliffs town centre, schools & shops

PRICE
$370,000 - $407,000

INSPECTION
Sat 14 Nov 12:00 - 12:30pm

Marcus Coppola
0411 246 213



New Listing

1/49 Jamieson Avenue, *Red Cliffs*

2 | **1** | **1** | **169m²**

- Conveniently located just a short stroll from the town centre & shops
- Evaporative cooling & reverse cycle air conditioning for year-round comfort
- Secure paved courtyard offers an easy-care space to sit outdoors
- Currently tenanted at $360 per week

PRICE
$320,000 - $352,000

INSPECTION
Sat 14 Nov 12:45 - 1:15pm

Marcus Coppola
0411 246 213



For Sale

569 Walnut Avenue, *Mildura*

4 | **4** | **2** | **1884m²**

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

INSPECTION
Sat 14 Nov 11:00 - 11:30am

Tony Roccisano
0418 502 101
Marcus Coppola
0411 246 213



For Sale

906 Fifteenth Street, *Mildura*

3 | **2** | **2** | **601m²**

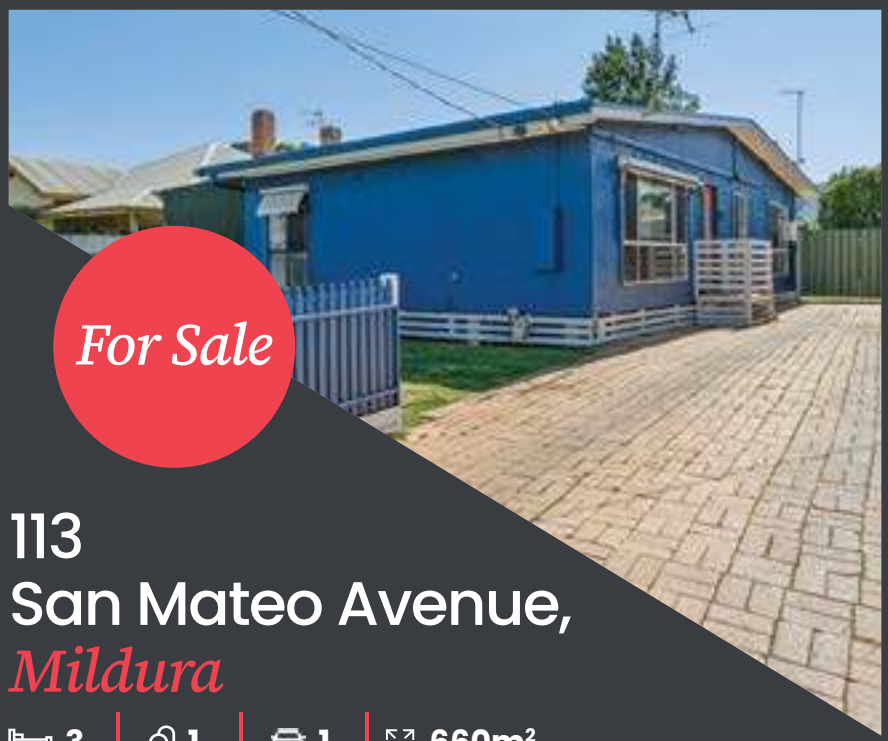
- Modern kitchen with excellent functionality & storage
- Split-system heating & cooling for year-round comfort
- Great investment opportunity
- Exceptional location, close to major supermarkets, Centro Plaza & the Fifteenth Street shopping precinct

PRICE
$470,000 - $490,000

INSPECTION
Sat 14 Nov 10:00 - 10:30am

Loretta Paiano
0418 596 789

Professionals



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 14 Nov 11:00 - 11:30am

Loretta Paiano
0418 596 789



For Sale

32 Avocado Street, *Mildura*

3 | 1 | 1 | 677m²

- Polished floorboards, a spacious lounge, & a well-appointed kitchen
- Freshly painted throughout, ready to move in or lease out
- Fully fenced allotment, providing plenty of space to enjoy
- Gas log fire, evaporative cooling & reverse-cycle air conditioning

PRICE
$375,000 - $390,000

INSPECTION
Sat 14 Nov 10:30 - 11:00am

Jason Lawler
0417 248 002
Carole Tulloch
0428 291 639



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

Professionals Mildura

03 5021 1900



COMFORTABLE FAMILY LIVING



OFFERING four bedrooms, two separate living areas and a practical family-friendly layout, this home is ideal for families and investors alike.

The master bedroom features a walk-in robe and ensuite, while the remaining bedrooms include built-in robes.

The spacious kitchen and meals area offers electric cooking, a pantry and dishwasher, with ducted reverse-cycle heating and cooling throughout.

Outside, enjoy a south-facing pergola, enclosed rear yard, garden shed and double garage with automatic door and internal access.

Conveniently located in a quiet street close to schools, shops and public transport, this home is well worth your inspection.

first national REAL ESTATE | Collie & Tierney





HOME **ESSENTIALS**

Address: 6 Tower Gardens, MILDURA Description: 4 bedrooms, 2 bathrooms, 2-car garage Price: $600,000-$660,000 Inspect: Saturday 10:45am – 11:15am
Contact: Glen Crisera 0407 865 573, email: gcrisera@ctfnre.com.au, COLLIE & TIERNEY MILDURA

first national REAL ESTATE | Collie & Tierney

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GOL GOL

3 2 2







A QUIETER WAY OF LIFE

- Set on a block of approx. 1,442m2, it is beautifully landscaped with established lush plantings
- Designed with great flow throughout, the very generous living areas take full advantage of the private backyard overlooking the local nature reserve to the rear
- The spacious, light filled kitchen will satisfy the chef of the family & keep them at the heart of the action
- 3 very large bedrooms plus a huge study that could easily be a 4th bedroom or additional living area, the main includes an oversized en suite with soaker tub and double vanity
- The features continue with ducted reverse cycle, a ducted vacuum system, powder room, a grand entry way plus high clearance to the shed & a double garage

FOR SALE

Photo ID required

$849,000 - $933,900

Saturday 12:30 - 1:00

50 Carramar Drive

Shaun Stephens

0434 434 499

Robert J Stephens

0458 658 566

MILDURA

4 2 2

NEW LISTING







CONVENIENCE & EXCEPTIONAL SHEDDING!

- Exceptionally well presented and offering plenty of room for the whole family, this solid brick veneer home delivers an appealing combination of space, comfort and practicality, all set on 666m² (approx.)
- The home offers four bedrooms and two separate living areas, with a spacious kitchen, meals and lounge area providing the perfect hub for everyday living, plus a separate formal lounge.
- The main bedroom is complete with an ensuite and walk-in robe, ducted reverse-cycle heating and cooling. The kitchen features a natural gas cooktop, dishwasher and island bench
- Outside, an under main roof entertaining area provides a great space to relax, plus a double garage, solar system and substantial 30ft x 20ft (approx.) shed - Current rental appraisal of $650–$670 pw.

FOR SALE

Photo ID required

$635,000 - $698,500

Saturday 10:00 - 10:30

470 Riverside Avenue

Lyle Massey

0418 505 507

12916812-AB46-26

67 Lime Avenue
Mildura

www.ctfnre.com.au

5021 2200

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MILDURA

2 1

NEW LISTING



UNLEASH THE POTENTIAL

- Positioned in a highly desirable inner city neighborhood, this character home is looking for its next chapter and a visionary buyer ready to undertake a complete restoration or redevelopment
- Whilst we don't shy away from the fact that it is unlivable in its current state, that's where the potential and excitement begin
- Take your cue from the other homes in the street and choose whichever option suits you - either retain the cute cottage facade and totally renovate/extend or demolish and build from the ground up (subject to council approval) - it is priced for either option to be totally viable
- Soon you can be enjoying all the advantages of having the City Heart and Riverfront so close to you!

FOR SALE Photo ID required

$220,000 - $242,000

Saturday 1:00 - 1:30

110 Lemon Avenue

Patrick Gray
0484 724 450

MILDURA

3 1 2

NEW LISTING







NEAT & AFFORDABLE

- Neat, low-maint. 3 bedroom home on approx. 373m², ideal first home or investment
- Currently leased until early February 2027, with option to continue tenancy or move in
- Bright lounge, open meals & modern kitchen overlooking covered outdoor ent. area
- Main with WIR, split systems, ducted vacuum, gas hot water & double carport

FOR SALE Photo ID required

$449,500 - $494,450

Saturday 10:30 - 11:00

Monday 5:00 - 5:30

19/8 Taylor Drive

Robert 0458 658 566

Shaun 0434 434 499

MILDURA

3 1 2

NEW LISTING







WHAT YOU'VE BEEN WAITING FOR

- Solid 3 bedroom home on approx. 613m², offering an affordable opportunity
- Functional kitchen, original floorboards & lounge with slow combustion fire & s/system
- 3 bedrooms plus sunroom/office, generous bathroom & separate toilet
- Large secure shed & covered carport with room for multiple vehicles & caravan

FOR SALE Photo ID required

$320,000 - $352,000

Saturday 11:00 - 11:30

777 Fourteenth Street

Patrick Gray
0484 724 450

129168H-AB46-26

67 Lime Avenue
Mildura

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5021 2200

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IRYMPLE

4 2 2







DREAM IRYMPLE LOCATION

- Barely 5 years old is this fabulous 4 bed. home
- Separate lounge & open family/dining, with zoned kitchen, island bench & stone tops
- 4 good-sized beds with BIRs, main with WIR, & spa-like ensuite, plus ducted reverse cycle
- Under roof ent. area, mature gardens, double garage & fully fenced yard with side access for boats, caravans or extra vehicles

FOR SALE Photo ID required
$710,000 - $781,000
Phone for Inspection
56 Verdi Boulevard

Patrick Gray
0484 724 450

MILDURA

4 2







INNER CITY LIVING

- Charming 1940s home with character, modern updates & in a prime location
- Bay window, open-plan living with original fireplace & neat country-style kitchen with gas cooker, dishwasher & breakfast bar
- Great-sized beds, modern bathroom, ducted evap, split system & combustion fire
- Mature gardnes & fully self-contained studio

FOR SALE Photo ID required
$599,000 - $658,900
Saturday 12:45 - 1:15
29 Cherry Avenue

Patrick Gray
0484 724 450

MILDURA

3 1 2







MOVE IN READY COMFORT!

- Neat, tidy & move in ready conveniently located close to Mildura CBD
- Beds. with BIRs, main with direct bathroom access evap cooling & combustion heating
- Freshly painted throughout with new floor coverings, ready to simply move in & enjoy
- Excellent shedding for hobbies or workspace, plus inground swimming pool

FOR SALE Photo ID required
$564,000 - $620,000
Saturday 10:00 - 10:30
297 Tenth Street

Glen Crisera
0407 865 573

RED CLIFFS

1 1 1







RURAL LIFESTYLE WITH INCOME

- Elevated 242 acres (approx.) of sandy ridge land, 10km Red Cliffs & 25km Mildura
- Income producing citrus, est. lucerne under overhead sprays, oats & native vegetation for sheep production
- Open bay & storage shedding, meat house/cool room, accom. cabin, dam with auto pump, 3 water wells & sheep yard

FOR SALE Photo ID required
$795,000 - $854,250
Phone for Inspection
540 Stewart Road

Lyle Massey
0418 505 507

12916852-AB46-26

67 Lime Avenue
Mildura

www.ctfnre.com.au

5021 2200



YOUR OWN PRIVATE OASIS AWAITS

BEAUTIFULLY presented and surrounded by lush, established gardens, offering the perfect combination of modern comfort, generous living spaces and relaxed outdoor entertaining.

Step inside to discover a light-filled interior featuring beautiful timber flooring, fresh neutral tones and two separate living areas, providing plenty of space for the whole family. At the heart of the home, the stylish kitchen showcases crisp white cabinetry, generous bench space, quality stainless steel appliances and a striking glass splashback, overlooking the spacious dining and family area.

Three comfortable bedrooms and two well-appointed bathrooms, including a private ensuite to the master bedroom. The main bathroom features a separate bath and shower, while contemporary finishes throughout add to the home's fresh and inviting appeal.

Outside is where this property truly shines. The private undercover entertaining area flows effortlessly from the main living space, creating the ideal setting for family gatherings or relaxed weekends with friends. Surrounded by beautifully established gardens, the outdoor spa provides your very own peaceful retreat to unwind and enjoy.

Completing the package is a double garage, substantial additional shedding with roller door access and beautifully maintained outdoor spaces, offering plenty of practicality without compromising on lifestyle.

With its welcoming interiors, impressive entertaining spaces and established garden surrounds, this is a home that delivers comfort, privacy and something special both inside and out.

BARRYPLANT









HOME ESSENTIALS

Address: 6 Sunrise Drive, MILDURA Description: 3 bedrooms, 2 bathrooms, 2-car garage Price: $685,000-$745,000 Inspect: Saturday 14 November 9am-9.30am
Contact: Sarah Lehmann 0421 606 195, BARRY PLANT MILDURA

RBA HEDGES BETS ON RATES

Erle Levey

DID the Reserve Bank of Australia jump the gun on Melbourne Cup Day interest rates rise?

The question has to be asked if the RBA board has over-tightened the cash rate before the fifth rise of the year has not had a chance to work through the economy.

As was generally expected, the board lifted the official cash rate by 25 basis points to 4.85 percent on Cup Day - the highest level in 18 years.

However, critics point out that pushing rates higher risks driving the economy into a sharper downturn or a recession.

The decision was not unanimous, passing by a 6-3 vote - a rare and notable split within the RBA board itself over whether further tightening was necessary.

The Guardian's economics editor Patrick Commins said the hike was an attempt to regain control of surging inflation amid an ongoing global oil shock triggered by the war in the Middle East.

The RBA's decision to hit mortgage holders again is no surprise after inflation jumped to 4.3 percent in the year to September, he said, and comes after tough talk from senior central bank officials over recent days and weeks.

In its post-meeting statement after the decision, the board repeated that it "will continue to do what it considers necessary to bring inflation sustainably back to target."

The statement did not include an explicit reference to the potential need for further hikes, signalling the RBA is now prepared to wait and see the effects of this year's five rate rises.

The cash rate has reached its highest level since 2008.

Back-to-back hikes will lift the monthly interest payment on a $700,000 home loan by $107, according to Canstar, bringing the total rise in repayments over this year's five hikes to $532.

As the central bank struggles to explain to Australians how interest rate hikes will help tame inflation fuelled by events overseas, the RBA's latest set of forecasts in its Statement on Monetary Policy (SOMP) showed a difficult period ahead for the economy, Commins said.

The forecasts showed the country's cost of living crisis would extend for another year, even as Australia struggles with below trend economic growth and climbing unemployment.

Inflation will push higher through the final months of 2026 and only return below three percent – within the bank's 2-3 percent target range – by the end of next year, or about nine months later than hoped, the latest forecasts showed.

Expectations are for the rates to climb past five percent, suggesting the real economy is already buckling under the weight of high rates.

RBA Governor Michele Bullock defended the move, stating it wasn't a knee-jerk reaction to global oil spikes or the Middle East war, but a response to persistent domestic capacity pressures and flatlining worker productivity that pre-dated the energy shocks.

The RBA said in its November Statement on Monetary Policy that slower demand was needed to bring inflation down, while unemployment was expected to rise further.

Yet analysts noted the RBA dropped its usual language warning of further rate increases, hinting that 4.85 percent may finally be at the peak.

The Commonwealth Bank stands by its prediction that this could be the last rise in the present cycle, but persistent inflation means another increase next year cannot be ruled out.

CommBank head of Australian economics Belinda Allen said the split showed some Board members were placing greater weight on the downside risks to growth, housing and the labour market, as well as the time it takes for earlier rate increases to work through the economy.

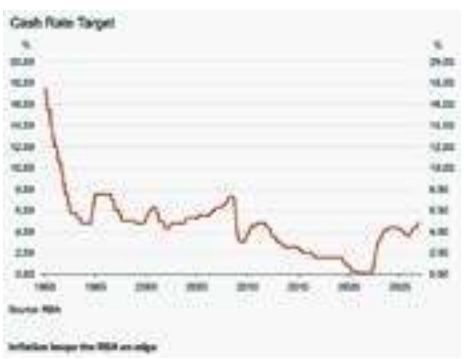
"Overall though we think the RBA will remain on edge as we enter 2027 but will ultimately keep rates on hold," Allen said.

In a research paper the Commonwealth Bank said the Middle East conflict and domestic conditions including high rates and poor productivity are significantly weighing down the economy, and unemployment will rise further than previously expected.

The bank's economists believe growth will fall to just one percent by the middle of next year.



Commonwealth Bank head of Australian economics Belinda Allen. 588870 02



Household spending still remains high despite inflationary pressures – feeding further inflation – and the labour market was weaker than first thought.

"The labour market is also expected to ease by more than previously expected.

"We now see the unemployment rate increasing to 5.1 percent compared to our previous peak of 4.8 percent."

BARRYPLANT





6 SUNRISE DRIVE **MILDURA**

3 **2** **2** **685m²**

YOUR OWN PRIVATE OASIS

Beautifully presented and surrounded by lush, established gardens, offering the perfect combination of modern comfort, generous living spaces and relaxed outdoor entertaining.
Step inside to discover a light-filled interior featuring beautiful timber flooring, fresh neutral tones and two separate living areas, providing plenty of space for the whole family. At the heart of the home, the stylish kitchen showcases crisp white cabinetry, generous bench space, quality stainless steel appliances and a striking glass splashback, overlooking the spacious dining and family area.
The private undercover entertaining area flows effortlessly from the main living space, creating the ideal setting for family gatherings or relaxed weekends with friends. Surrounded by beautifully established gardens, the outdoor spa provides your very own peaceful retreat to unwind and enjoy.

12916836-AB46-26

FOR SALE $685,000 - $745,000
OFI Saturday 14 November at 9am



SARAH LEHMANN
0421 606 195

BARRY PLANT MILDURA
03 5021 4600



SALE

6 Pine Road, Gol Gol

Set well back from the road on approximately 1,500m^2, this character home is approached by a horseshoe driveway, with a wide front verandah looking out across the garden. The owners talk about waking to birdsong and occasionally spotting a kangaroo on the front lawn. Fresh paint inside and out and new carpet give the home a crisp, well-cared-for feel. An open fireplace anchors the front living room, while split-system heating and cooling keep things comfortable year-round. The well-kept kitchen sits beside the dining area, and the bathroom has a separate bath and shower. A second sitting area opens onto the covered patio. There are three bedrooms and a study that connects directly to one of them. It works as a home office and could double as a nursery or occasional guest space. Outside, the covered patio has room for a long table and a weekend lunch with friends, with a separate toilet opening off the patio.

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







3 1 2 1

The large shed includes a garage bay and a separate storage area with room for bikes, tools or a workbench. One of the owners' favourite ways to spend an evening is to follow the Murray riverfront path to the Gol Gol Hotel for dinner, then take the same walk home at sunset. Golly Café Bakery and Gol Gol Public School are both within walking distance, and James King Park has a riverside playground and boat ramp. Midway Market Place in Buronga is a short drive away for the weekly shop.

Sale
Fixed Date Closing 1st Dec 6pm
$474,000 - $521,000

View
Sat 9:30 - 10:00am
Sat 2:00 - 2:30pm
Mon 5:00 - 5:30pm

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









SALE

2 1 2

16 Mahogany Drive, Mildura

Set behind an established front garden on approximately 302sqm, this two bedroom brick veneer home is leased at $440 per week on a fixed term until 3 May 2027. The carpeted front lounge looks onto the garden and connects to the tiled kitchen and meals area. There's room for a dining table alongside the kitchen, which has a wide benchtop, a pantry, a wall oven and a dishwasher. A reverse cycle split system heats and cools the lounge, while a gas log heater warms the meals area on cooler evenings.

Sale
$374,000 - $411,000

View
Sat 11:45 - 12:15pm

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

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

raywhitemildura.com.au

12917220-MR46-26







SALE

2 1 1

11 Cameron Avenue, Mildura

Sett on a generous 613sqm allotment, this beautifully presented brick veneer home with tiled roof makes an inviting first impression, complete with a sweet white picket fence, lush green lawn and a welcoming street presence. Step inside and discover that the fresh paintwork is just the beginning, with a host of thoughtful updates adding comfort and style throughout. The open plan kitchen, dining and lounge area is filled with lovely natural light, creating a bright and welcoming space to relax and entertain.

Sale
$465,000 - $511,000

View
Sat 11:00 - 11:30am
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

12917221-MR46-26







SALE

2 2 1

223 Eighth Street, Mildura

A practical option for first home buyers, downsizers and investors seeking an established Mildura location. The main bedroom includes an ensuite and walk-in robe, giving owners a dedicated bathroom and useful storage space. The second bedroom has built-in robes, and both bedrooms feature ceiling fans. For couples or those who regularly host guests, the two bathroom layout adds flexibility to everyday living. In the kitchen, gas cooking and a wall oven are complemented by a walk-in pantry.

Sale
$399,000 - $438,000

View
Sat 10:15 - 10:45am

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

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

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

raywhitemildura.com.au

12917222-MR46-26







SALE

2 1 1

371 Walnut Avenue, Mildura

Not every property needs to be brand new to make a lasting impression. Sometimes it's the character, the layout and the little details that make a house feel like home. Offering a charming combination of traditional features and relaxed outdoor living, this appealing brick veneer property presents an excellent opportunity for first-home buyers, downsizers and investors alike. Inside, the home makes an immediate impression with polished timber floorboards and ornate cornices adding a touch of timeless character to the lounge and entry.

Sale
$420,000 - $462,000

View
Sat 12:15 - 12:45pm

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

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

raywhitemildura.com.au







SALE

3 1 2

33 Eulinga Drive, Mildura

Property buyers; the search stops today. Here at 33 Eulinga Drive, Mildura we have the complete package for you. The three bedroom classic brick veneer & tiled roofed home is conveniently located near schooling & shopping & public transport. It features a spacious lounge with natural gas heating (instantaneous gas hot water service) and a split system for heating/cooling, a modernised kitchen with electric cooking & dishwasher, plus a very functional bathroom. All three bedrooms offers ducted cooling, while bedrooms 1 & 2 also boast built-in-robes & split systems.

Sale
$474,000 - $521,000

View
Sat 10:00 - 10:30am
Sat 12:00 - 12:30pm
Mon 5:30 - 6:00pm

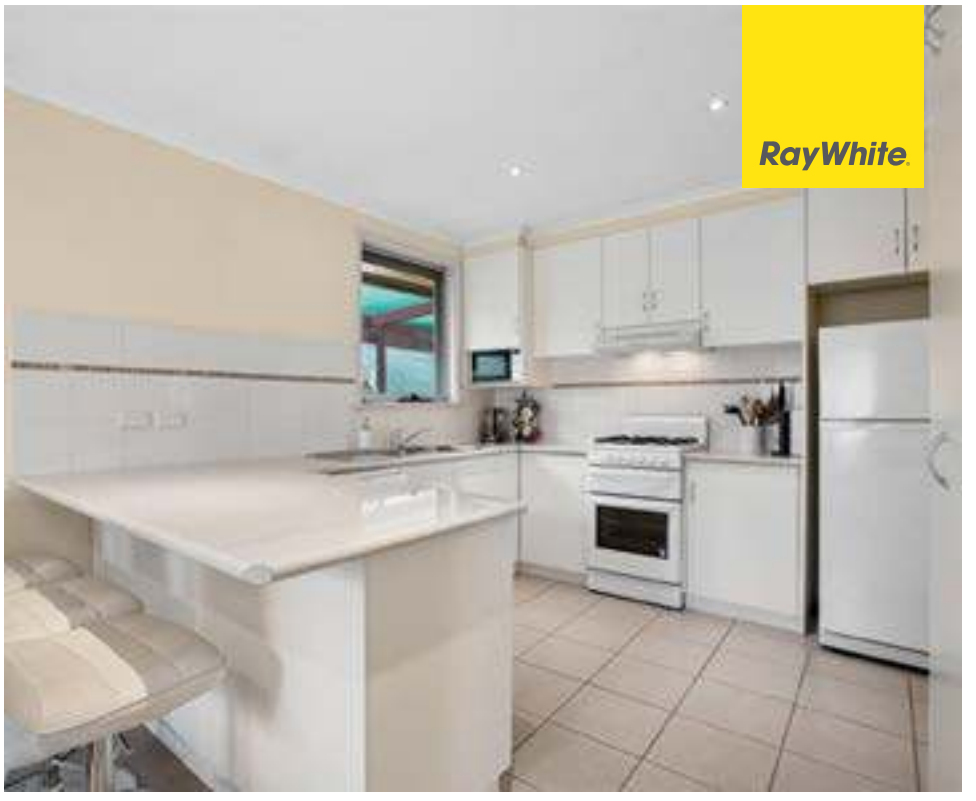
Brett Driscoll
0408 503 663
brett.driscoll@raywhite.com

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

raywhitemildura.com.au







SALE

3 2

12 Christie Parade, Mildura

Located conveniently within a quick stroll round to the De Garis Preschool and St Pauls Primary School comes for sale this solid well-loved home, which is sure to delight. Situated on an excellent sized approx. 558m2 allotment, this fresh and charming home offers light-filled rooms including separate lounge room, dining/bright kitchen with natural gas cooking, 3 good sized bedrooms, cooling/ heating, quality flooring, ceiling fans and ample storage throughout.

Sale
$374,000 - $409,000

View
Fri 4:45 - 5:15pm
Sat 12:30 - 1:00pm

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

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

raywhitemildura.com.au







SALE

3 1 2

3174 Eleventh Street, Nichols Point

Set on approximately 2,023m2, this three-bedroom home combines comfortable everyday living with plenty of scope to personalise, enhance and add value over time. Whether you're entering the market, searching for your next project or simply looking for a property with room to grow, there's plenty to appreciate here. Inside, the home offers three bedrooms, a central bathroom, kitchen and family living area, providing a versatile foundation for the future. With the opportunity to introduce modern finishes, refresh the interiors and put your own stamp on the property.

Sale
$449,000 - $479,999

View
Sat 1:30 - 2:00pm

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

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

raywhitemildura.com.au

12917226-MR46-26







SALE

4 2 2

23 Hocking Court, Merbein

Built in 2023, this four bedroom home sits on a 724m2 (approx.) allotment in a quiet Merbein court, with a layout designed around family life. Inside, the master bedroom comes with a large walk-in robe and private ensuite, while the remaining bedrooms each include built-in robes. A separate lounge room gives the family a second living space, and the open plan living and dining area is anchored by a modern kitchen complete with butler's pantry and dishwasher. Zoned reverse cycle heating and cooling runs throughout the home.

Sale
$599,000 - $658,000

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

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

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

raywhitemildura.com.au







SALE

3 2 2

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.

Sale
$645,000 - $709,500

View
Sat 10:15 - 10:45am

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

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

raywhitemildura.com.au







SALE

4 2 2

26 Scout Hall Road, Red Cliffs

Set amongst beautiful established gardens and mature trees, this charming Red Cliffs lifestyle property offers a wonderful sense of space, character and country living. Spanning approx. 3.75 hectares (9.27 acres), the property combines a spacious yet welcoming four-bedroom home with picturesque surrounds, substantial shedding and plenty of room to enjoy the outdoors. Inside, the home has a warm and inviting atmosphere, with generous proportions balanced by a cosy, comfortable feel.

Sale
$649,000 - $713,900

View
Sat 12:00 - 12:30pm

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

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

raywhitemildura.com.au









SALE

3 1 1

8/152 San Mateo Avenue, Mildura

Tucked away at the rear of a well-kept complex, this three-bedroom brick veneer unit offers a practical, low-maintenance lifestyle, now with a fresh new feel thanks to a handful of recent improvements.

Sale
$349,000 - $383,000

View
Sat 9:30 - 10:00am

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

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

raywhitemildura.com.au





SALE

2 1 1

2/147A Game Street, Merbein

With extensive improvements inside and out, this beautifully presented brick veneer unit offers the appeal of a freshly updated home, with plenty of practical extras that make everyday living that little bit easier.

Sale
$320,000 - $352,000

View
Sat 10:00 - 10:15am

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

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

raywhitemildura.com.au

12917231-MR46-26













EOI

4 2

85-87 Pine Avenue, Mildura

Positioned on the corner of Pine Avenue and Ninth Street, this substantial 951m2 (approx.) allotment presents an opportunity to secure a commercially zoned landholding in the heart of Mildura. Zoned Commercial 1 (C1Z).

Sale
Closing Fri 27 Nov 2026
$999,000 - $1,098,000

View
Appointments available via raywhitemildura.com.au

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

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

raywhitemildura.com.au

SALE

4 2 2

1 Karinya Drive, Mildura

Set on approximately 945m2, this four bedroom, two bathroom brick home combines established character with the opportunity to make it your own. A covered front verandah and bay windows give the home a welcoming street presence.

Sale
$699,000 - $768,000

View
Sat 9:30 - 10:00am

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

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

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

raywhitemildura.com.au













SALE

3 1 2

1/27 Jude Avenue, Mildura

Built in 1983 and set on a manageable 306sqm allotment, this brick veneer home makes clever use of its space. Inside, you'll find three comfortable bedrooms, all complete with built-in robes, a central bathroom and a welcoming open-plan kitchen.

Sale
$410,000 - $451,000

View
Sat 12:30 - 1:00pm

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

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

raywhitemildura.com.au

SALE

3 2 2

8 Kedmenec Drive, Mildura

The 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.

Sale
$679,000 - $713,000

View
Sat 10:15 - 10:45am

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

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

raywhitemildura.com.au

12917235-MR46-26





SALE

3 2 3

7 Amber Close, Mildura

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.

Sale
$625,000 - $687,500

View
Sat 11:00 - 11:30am

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

We bring the *whole* team
Ray White Mildura

raywhitemildura.com.au





SALE

3 1 2

54 Adcock Road, Robinvale

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.

Sale
$550,000 - $605,000

View
Sat 2:00 - 2:30pm

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

We bring the *whole* team
Ray White Mildura

raywhitemildura.com.au





SALE

4 1 4

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.

Sale
$449,000 - $493,900

View
Mon 5:00 - 5:30pm

Dakota Whitehouse
0448811108
dakota.whitehouse@raywhite.com

We bring the *whole* team
Ray White Mildura

raywhitemildura.com.au





SALE

3 1 2

7 Mimosa Avenue, Mildura

Situated conveniently within a quick stroll to all that Deakin Avenue has to offer comes for sale this well-loved home, which is sure to delight. Located on an excellent sized approx. 653m2 allotment.

Sale
$399,000 - $428,000

View
Sat 1:15 - 1:45pm

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

We bring the *whole* team
Ray White Mildura

raywhitemildura.com.au





SALE

3 1 2

14 Mclaren Court, Mildura

Positioned in a quiet court on approximately 651m2, this three-bedroom home offers a stylish and welcoming interior, with spacious living areas, contemporary finishes and a practical layout.

Sale
$574,000 - $631,400

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

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

We bring the *whole* team
Ray White Mildura

raywhitemildura.com.au





SALE

3 1 2

27 Hector Street, Mildura

Located on an excellent sized approx. 614m2 allotment, this fresh and charming 3 bedroom home offers bright light-filled rooms including large separate lounge room, dining/kitchen with electric cooking.

Sale
$465,000 - $495,000

View
Sat 11:45 - 12:15pm

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

We bring the *whole* team
Ray White Mildura

raywhitemildura.com.au





SALE

3 1 2

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.

Sale
$424,000 - $466,400

View
Sat 12:45 - 1:00pm

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

We bring the *whole* team
Ray White Mildura

raywhitemildura.com.au





SALE

2 1 2

13 Game Street, Merbein

Positioned on a generous allotment of approx. 1025m2 is this beautifully presented renovated residence delivers the perfect balance of comfort, functionality and enjoyment

Sale
$410,000 - $450,000

View
Sat 10:45 - 11:15am

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

We bring the *whole* team
Ray White Mildura

raywhitemildura.com.au

12917237-MR46-26





EOI

30 Murray Terrace, Euston

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).

We bring the *whole* team
Ray White Mildura

Sale
Expressions of Interest

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

Luke Hermans
0488 520 846

raywhitemildura.com.au





SALE

4 2 2 1

5 Tireel Drive, Nichols Point

This substantial family residence offers a wonderful sense of arrival, setting the scene for a home where space, comfort and lifestyle take centre stage.

We bring the *whole* team
Ray White Mildura

Sale
$899,000 - $988,000

View
Sat 9:30 - 10:00am

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

raywhitemildura.com.au





SALE

3 2 1

167 First Street, Nichols Point

Privately nestled at the edge of King's Billabong and Bruce's Bend, this immaculate three-bedroom brick home delivers that rare blend of charm, convenience and country serenity.

We bring the *whole* team
Ray White Mildura

Sale
$660,000 - $726,000

View
Fri 5:00 - 5:30pm

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

Katrina Wootton
0431 249 801

raywhitemildura.com.au





SALE

4 2

299 Tenth Street, Mildura

Set on a generous 770m2 allotment, this charming mud brick home makes an immediate impression with its distinctive construction, soaring raked ceilings and beautiful timber features.

We bring the *whole* team
Ray White Mildura

Sale
$510,000 - $561,000

View
Sat 11:45 - 12:15pm

Katrina Wootton
0431 249 801
katrina.wootton@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.

We bring the *whole* team
Ray White Mildura

Sale
$549,000 - $603,000

View
Sat 11:00 - 11:30am

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

raywhitemildura.com.au





SALE

3 2 1

22 Thomson Grove, Mildura

Moody, dark and undeniably sexy, this is where bold design meets effortless cool, creating a space that is anything but cookie cutter. With a striking black feature wall, black kitchen tiles and a show-stopping bathroom.

We bring the *whole* team
Ray White Mildura

Sale
$574,000 - $631,000

View
Sat 12:30 - 1:00pm

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

raywhitemildura.com.au





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.

We bring the *whole* team
Ray White Mildura

Sale
$349,000 - $383,000

View
Sat 9:30 - 9:50am

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

raywhitemildura.com.au





SALE

3 1 5

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.

We bring the *whole* team
Ray White Mildura

Sale
$199,000 - $218,000

View
Appointments available via raywhitemildura.com.au

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

raywhitemildura.com.au

12917239-AB46-26



FRESH AND REFINED IN THE HEART OF 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. 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, storage and everyday convenience.

And then there's the address. With Mildura's CBD, Langtree Mall, cafes, supermarkets and the Murray River all within easy reach, you can enjoy the convenience of central living while keeping your own private space to retreat to. ●

RayWhite.







HOME **ESSENTIALS**

Address: 104 Olive Avenue, MILDURA Description: 3 bedrooms, 1 bathrooms, 2-car garage Price: $530,000 - $580,000 Inspect: Saturday 11:30am - 12:00pm

Contact: Luke Hermans 0488 520 846, RAY WHITE MILDURA



THE MAYNE ATTRACTION

THERE'S something to appreciate about a home where every space has its purpose, and 1 Mayne Boulevard, Irymple delivers just that. Built circa 2023, this four bedroom, two bathroom residence offers a welcoming sense of space, modern finishes and a layout that makes everyday living feel effortless, all set on approximately 744m² with a secure double garage and side gate access.

Step inside to a welcoming sense of light and space. At the front of the home, the master bedroom enjoys its own ensuite and walk in robe, with a generous shower and a toilet tucked behind a sliding door for added privacy. A separate lounge nearby provides a quiet retreat, whether it's time to unwind or enjoy a little space away from the main living area.

Further in, the open kitchen, dining and living area creates a natural gathering place. The kitchen features a gas cooktop, dishwasher and ample storage, complemented by a butler's pantry with its own sink and additional cabinetry to keep everyday essentials neatly tucked away. Tiled main areas and vinyl flooring in the bedrooms make day to day upkeep straightforward, while zoned ducted reverse cycle heating and cooling lets you tailor the temperature throughout the home.

The remaining three bedrooms sit together in their own wing, each generously sized and fitted with mirrored built in robes and ceiling fans. A central bathroom with both a bath and shower is close at hand, along with a separate powder room featuring a generous vanity and toilet, making shared routines that little bit easier.

Outside, the undercover entertaining area looks across a neat, low maintenance backyard, offering a lovely spot for relaxed meals or catching up with friends. Side gate access provides another practical touch, with space to enjoy the outdoors without a demanding garden to maintain.

Just minutes from the Irymple Hub and local schools, and a short drive into Mildura, this contemporary home puts everyday essentials within easy reach. With its versatile floorplan, modern comforts and inviting spaces inside and out, there's plenty to appreciate at 1 Mayne Boulevard.



ONE AGENCY MILDURA





HOME ESSENTIALS

Address: 1 Mayne Boulevard, IRYMPLE Description: 4 bedrooms, 2 bathrooms, 2-car garage Price: $875,000 - $955,000
Inspect: Saturday 11:15am-11:45am and Tuesday 5:00pm-5:30pm Contact: Mark Thornton 0408 534 772, ONE AGENCY MILDURA







1 Mayne Boulevard, Irymple

4 | 2 | 2

The Mayne Attraction

For sale

There's something to appreciate about a home where every space has its purpose, and 1 Mayne Boulevard, Irymple delivers just that. Built circa 2023, this four bedroom, two bathroom residence offers a welcoming sense of space, modern finishes and a layout that makes everyday living feel effortless, all set on 744m² with a secure double garage and side gate access. Outside, the undercover entertaining area looks across a neat, low maintenance backyard, offering a lovely spot for relaxed meals or catching up with friends, while side gate access provides another practical touch.

Price $875,000 - $955,000
Viewing Sat 14th Nov, 11:15am - 11:45am
Tues 17th Nov, 5:00pm - 5:30pm
Contact Mark Thornton 0408 534 772







20-22 Deakin Avenue, Mildura

1

A Property With A Story, A Location With A Future

Positioned prominently along Mildura's highly regarded Deakin Avenue, this substantial 951m² freehold property offers a rare opportunity to secure a significant commercial holding with a history deeply connected to the local community. For more than 100 years, the property has been associated with the Sunraysia Daily, establishing a long standing commercial presence at this prominent Deakin Avenue location. Today, the property enters a new chapter, offering an exciting opportunity for developers, owner occupiers and businesses seeking scale in a strategic central location.

Price $1,500,000 - $1,650,000
Viewing Phone to Inspect
Contact Tyler Martin 0437 654 537

ONE AGENCY MILDURA







44 Guava Street, Red Cliffs

3 | 2 | 1 | 1

Plenty Of Space, Plenty Of Scope

For sale

Offering plenty of room to spread out, 44 Guava Street, Red Cliffs presents an opportunity to enjoy spacious living, flexible accommodation and an abundance of outdoor features. Set on approximately 1,194m², this three bedroom home offers much more than first meets the eye, with a self-contained bungalow, extensive shedding and an inground pool adding to its appeal. For those needing extra storage or workspace, the approximately 15m x 6m shed is a standout feature, complemented by a garden shed, drive through backyard access and convenient rear lane access.

Price	$575,000 - $632,500
Viewing	Fri 13th Nov, 4:00pm - 4:30pm Tues 17th Nov, 4:30pm - 5:00pm
Contact	Benjamin Fitzpatrick 0477 201 770



171 Dyar Avenue, Cabarita

3 | 1 | 2

Space, Style & Peaceful Living

For sale

Set on an impressive 2,256m² allotment, this home offers three well-appointed bedrooms, a peaceful lifestyle, and generous proportions - ready to move in and enjoy. This is an opportunity to secure a beautifully presented property with space to truly make your own.

Price	$695,500 - $765,000
Viewing	Sat 14th Nov, 9:30am - 10:00am Mon 16th Nov, 5:00pm - 5:30pm
Contact	Tyler Martin 0437 654 537



627 Sandilong Avenue, Irymple

4 | 3 | 1

The Soul Of Sandilong

For sale

With its unmistakable character, four bedrooms, three bathrooms, and a beautiful connection to the outdoors, 627 Sandilong Avenue offers an opportunity to embrace a lifestyle filled with warmth, individuality and room to make lasting memories. Come and see it for yourself!

Price	$849,000 - $933,900
Viewing	Fri 13th Nov, 4:30pm - 5:00pm Sat 14th Nov, 10:30am - 11:00am
Contact	Fred Mouvet 0407 866 589

ONE AGENCY MILDURA



SunraysiaDaily
REAL ESTATE GUIDE

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

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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



7 Philippa Crescent, Mildura

3 | 2 | 2

Modern, Comfortable And Convenient

For sale

Built in 2015 and positioned on an approximately 375sqm, this appealing three-bedroom, two-bathroom home offers a great balance of space and practicality, making it an attractive option for first-home buyers, families, investors or those looking to downsize.

Price	$585,000 - $643,500
Viewing	Fri 13th Nov, 12:00pm - 12:30pm
Contact	Tom Dawe 0455 400 382



77 Barnett Road, Red Cliffs

3 | 1 | 2

Acreage Living With Plenty Of Potential

For sale
11,900m²

Discover the perfect blend of space, comfort and exciting future potential set on approximately 11,900m² of land. The renovated three bedroom residence offers comfortable living, with year round comfort provided by evaporative cooling, woodfire heating and a split system unit.

Price	$525,000 - $575,000
Viewing	Sat 14th Nov, 12:15pm - 12:45pm Tues 17th Nov, 5:00pm - 5:30pm
Contact	Tyler Martin 0437 654 537

ONE AGENCY
MILDURA

12917206-MR46-26







4 Bligh Court, Mildura

When a family home gets everything right.

4 Beds | 2 Baths | 2 Cars

A beautifully detailed modern brick home on 835m² in a quiet court position. With a two-pack kitchen featuring a regal blue island bench, four generous bedrooms, enclosed alfresco, double garage, and a 6x9m shed — this is family living with a finish that genuinely sets it apart.

– Two-pack kitchen with statement regal blue island bench, Caesarstone tops and inbuilt wine fridge
– Master suite with walk-through his and hers robes, oversized ensuite and separate WC
– Enclosed alfresco with stacker door, double garage, 6x9m shed and 835m² allotment

Price Guide
$746,000-$820,000
Open Homes
Saturday 14th Nov, 10:15 am - 10:45 am
Saturday 14th Nov, 1:00 pm - 1:30 pm

Lukas Pedder
0426 203 693

Macaila Britton
0499 885 690

McGrath

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 14th @ 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 15th @ 12:00-12:30pm
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 Saphire, 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



2042 LOW DARLING ROAD, WENTWORTH

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Premium Darling River Frontage

Spanning over 810 acres, the property boasts kilometres of stunning Darling River frontage, complete with internal creeks, sandbars, native timbers and natural herbages - delivering a truly unique riverfront environment.
Fully fenced boundaries

- Bitumen road to driveway with a gravel roadway access with a solid secure steel gateway entrance
- Extensive Darling River frontage
- Floating pontoon – houses stock and domestic pump and doubles up for fishing, boating or peaceful river views

Income stream from newly constructed Transgrid power line for approximately 20 years
Featuring a substantial Colorbond-constructed building designed for both durability and comfort with all modern facilities for making living comfortable.
A dedicated machinery storage area, cool room and ablution block are added features.

- Three generously sized bedrooms
- Each bedroom with its own private ensuite
- Solar power system
- Air conditioning for year-round comfort
- Ablution block
- Rainwater storage

Less than an hour's drive from Mildura and approximately 20 minutes from Wentworth. Bitumen road to driveway.

Sale

Price: POA
Inspection time:
By Appointment
Marty Deacon 0429 953 365
Elders Mildura 03 5018 6800



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