

980 - 984 Fifteenth Street MILDURA

\$720,000 - \$740,000

### OPPORTUNITY AWAITS

Looking to be a land baron or simply wanting space? Available now is an opportunity to secure this property which has a total land size comprising 3662m<sup>2</sup> and some work completed towards a proposed plan for further subdivision (STCA). The wonderful solid home enjoys 4 bedrooms plus a study, BIR's, kitchen with gas cooking, granite benchtops and dishwasher, spacious dining & large separate lounge.

Listing # 22406907 4 Bedroom, House  
Burns & Co 03 5023 5000



36 Moontongue Drive GOL GOL

\$600,000 - \$630,000

### NEAR NEW - APPROX 31SQ - UNDER MAIN ROOF

You will love to live here with an expansive 3,000 sq. mtrs. of your very own land and a sensationally designed 4 B/R residence that certainly provides for an enviable lifestyle, within a tightly held new subdivision, just minutes from the Murray river, schools, sporting facilities Golly hotel and the new IGA supermarket.

Listing # 22238448 4 Bedroom, House  
Burns & Co 03 5023 5000



94 Box Avenue KOORLONG

\$595,000 - \$615,000

### ENJOYING TRANQUILLITY AND THE TRADESMAN SHED

Nestled on a beautifully landscaped block (approx. 4040 sqm) in a tranquil location, this young and lovingly maintained home offers all the requirements in a property you are looking for. The interior leaves a lasting first impression flowing seamlessly from one living space to another.

Listing # 22409100 4 Bedroom, House  
Burns & Co 03 5023 5000



37 Fraser Drive MERBEIN

\$1.2 million

### LIVE AND CREATE INCOME

With a total of approx. 43 acres comes this quality grown producing vineyard. The property includes a two bedroom weatherboard dwelling with two extra external rooms adjoining the home, shedding with tool room and chemical room and other facilities. The water allocation included is 1.5 megs of high permanent security Victoria and the irrigation is taken care of by the pump.

Listing # 8159123 2 Bedroom, Acreage/Semi-Rural  
Burns & Co 03 5023 5000



3033 Fifteenth Street IRYMPLE

\$460,000 - \$485,000

### JUST WHAT YOU WERE LOOKING FOR

Enjoying both town and rural water, set in an excellent position on a large block of approx. 3000sqm comes for sale this well-loved property offering endless opportunities. This spacious home offers three bedrooms all with BIR's, large main bedroom with ensuite, separate study area and ample storage throughout.

Listing # 21955702 3 Bedroom, House  
Burns & Co 03 5023 5000



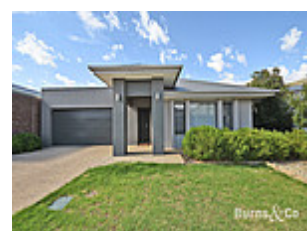
9 Bridge Way MILDURA

\$435,000 - \$455,000

### LOOK NO FURTHER

Boasting a beautiful ambiance, this modern residential 3 bedroom plus study home, located within the Mildura Marina precinct is sure to impress all intending purchasers. Offering a great lifestyle, the list of special features include good sized bedrooms all with BIRs, main with ensuite and WIR, open plan dining/living, kitchen with gas cooking and ducted reverse cycle cooling/heating unit.

Listing # 20512631 3 Bedroom, House  
Burns & Co 03 5023 5000



22 Casuarina Way BURONGA

\$440,000 - \$465,000

### TOTAL FAMILY LIVING

Enjoying maximum privacy, this beautifully presented home boasts a flowing layout that expertly caters for entertaining as well as daily life. Sure to excite the formal entrance leads through to three large distinct living areas. The spacious dining area overlooks a modern kitchen with Caesar stone bench tops, modern appliances including gas cooktop, electric oven and walk-in pantry.

Listing # 21272855 4 Bedroom, House  
Burns & Co 03 5023 5000



115 Second Street MERBEIN

\$420,000 - \$440,000

### THE LIVING IS EASY

Located on approx. 9280m2 and with the ability of being transformed into a 4 bedroom dwelling, this steel clad and framed home is sure to suit all purchasers looking for a peaceful environment to live in. With 2 titles and a great list of inclusions, it features large open plan living with quality kitchen offering electric cooking, breakfast bar and dishwasher, upstairs and downstairs bathrooms.

Listing # 20976694 2 Bedroom, House  
Burns & Co 03 5023 5000



2/13 Springfield Drive MILDURA

\$350,000 - 370,000

### FABULOUS OPPORTUNITY – FIRST HOME BUYERS TAKE NOTE.

Take a walk across to Harvey Norman, down to the Gateway Tavern or to all that the Fifteenth Street precinct has to offer! This well situated brick veneer dwelling is sure to please. Complimenting the beautiful finish this home includes 3 bedrooms, master with WIR & ensuite, built in robes to other bedrooms, modern fitted kitchen with natural gas cooking & dishwasher and spacious living.

Listing # 22386642 3 Bedroom, House  
Burns & Co 03 5023 5000



155 Twelfth Street MILDURA

\$336,000 - \$369,000

### PRIME LOCATION

Inner city location offering potential plus!! Opportunity to develop this sensational allotment into 2 allotments (340sqm & 260sqm) STCA and with plans already drawn up to build 2 x 2 storey classy townhouses. All the hard work has been done - all that is needed is an enterprising developer with a flair to continue the project and reap the obvious benefits.

Listing # 22089615 Land  
Burns & Co 03 5023 5000



2/15 Philippa Crescent MILDURA

\$310,000 - \$330,000

### COMFORTABLE AND COZY

Come inside and be impressed by this 4-bedroom, 2-bathroom family home boasting a modern kitchen, with electric cooking and ample storage overlooking the tiled open plan living area, it is sure to please! Features include a single garage with auto door and internal access, two separate living areas, ducted heating, and split system cooling.

Listing # 22355427 4 Bedroom, House  
Burns & Co 03 5023 5000



Lot 3/32 Box Street MERBEIN

\$310,000 - \$330,000

### 5 BEDROOM BRICK VENEER - 1,626 SQ MTR. LOT

Currently managed as a registered rooming residence it is providing an exceptional return on investment!! Centrally located in Merbein with shops, lawn bowls, beautiful Kenny Park all within walking distance. With an ensuite to the Master bedroom, a massive separate lounge, kitchen-family dining area and covered outdoor area, it is the complete package.

Listing # 22413306 5 Bedroom, House  
Burns & Co 03 5023 5000



0 Nicolina Villa Houseboat MILDURA

\$265,000 - \$275,000

### ULTIMATE IN RELAXATION AND TIME OUT

As soon as you board this houseboat, the relaxation takes over and you simply wish to sit back and enjoy. Large windows bring in the scenic river views while cruising the Murray River on this well-equipped houseboat powered by two very economical 25 horse power motors. It offers large living areas, the kitchen with gas cooking, 2 bedrooms both with BIR's with the total area sleeping 8+.

Listing # 21763270 2 Bedroom, House  
Burns & Co 03 5023 5000



67 (Lot 1) Hughes Street OUYEN

\$250,000 - \$270,000

### SENSATIONAL OFFICE COMPLEX

Fantastic opportunity for combined trades to purchase this fully serviced building comprising numerous offices, huge board room, large open reception area, interview room, admin. area, large kitchen with electric cooking and dishwasher etc, plus additional offices off carport. Extras include computer room, split system reverse cycle air conditioning throughout, large bathroom and 2 x toilets.

Listing # 19547253 1 Bedroom, Other  
Burns & Co 03 5023 5000



64 William Street GOL GOL

\$240,000 - \$260,000

### PERFECT FIRST HOME BUYERS OPPORTUNITY

Appealing & spacious brick home on over 1,000sqm and boasts a most spacious lounge room with adjoining dining, roomy kitchen with ample cupboards, gas cooking & pantry. There are 3 large bedrooms plus family bathroom, laundry & separate toilet. Outside boasts a huge covered & decked outdoor living area with ceiling fans, carport plus BONUS double brick garage with concrete floor.

Listing # 22429483 3 Bedroom, House  
Burns & Co 03 5023 5000



7 Flamingo Drive MILDURA

\$235,000 - \$255,000

### SURE TO APPEAL

Tidy brick veneer home offering spacious "L" shaped lounge/dining, fully fitted kitchen (with wall oven and hot plates, dishwasher etc), adj. family meals area, 3 good sized bedrooms (built in robes in 2), paved and covered outdoor living plus tandem carport. Extras include ducted evaporative cooling, slow combustion heater, garden shed, verandah at front and watering system to garden at front.

Listing # 22022649 3 Bedroom, House  
Burns & Co 03 5023 5000



Lot 2/32 Box Street MERBEIN

\$200,000 - \$220,000

### COMMUNITY HALL...

With plans to convert to Hostel Accommodation. A number of uses could be considered for this very large brick hall which measures approx. 19.250mtrs X 10mtrs in area and currently has a permit to accommodate between 18 to 28 people subject to the conditions of the permit. Currently provides a large open area with timber flooring, a kitchen area, plus a separate meeting room.

Listing # 21845736 1 Bedroom, Other  
Burns & Co 03 5023 5000



Lot 1/32 Box Street MERBEIN

\$180,000 - \$198,000

### CHURCH REQUIRING A MAKEOVER

Set on approx. 1180 sq. mtrs. is this church with over 100 years of history. With a multitude of uses, there has been plans drawn up to convert it into a 3 bedroom residence, or two units, retaining most of the fantastic architectural features that it now provides. A building such as this would cost a fortune to replicate today, so take advantage of a most realistic price range and build the house of your dreams.

Listing # 21865484 1 Bedroom, House  
Burns & Co 03 5023 5000



### Underbool Hotel UNDERBOOL

\$170,000 - \$187,000

#### FANTASTIC OPPORTUNITY - POUR YOURSELF A BEER

History laden iconic Underbool Hotel (Circa 1923) for sale on a walk in walk out basis. Boasts large formal dining room, public bar and pool room, plus upstairs lounge, several upstairs accommodation rooms, fully fitted commercial kitchen, several bathrooms & toilets, outdoor entertainment/disco area plus general store that caters for take away food and everyday milk bar items.

Listing # 10784505 12 Bedroom, House  
Burns & Co 03 5023 5000



### 0 Murray River Cruising Houseboat MILDURA

\$125,000 - \$135,000

#### MURRAY RIVER CRUISING

Fabulous Houseboat all ready to drop back in the water. This well presented & well maintained 6 berth Houseboat offering a spacious living area, 2 separate bedrooms, kitchen with gas stove, microwave, fridge & freezer, bathroom & sep. toilet. Extras inc. solar panels, 3.5 KV generator & 2 x 25 HP Mercury Big Foots (60 HP Bottoms). VERY TIDY BOAT - COME AND HAVE A LOOK.

Listing # 21248335 2 Bedroom, House  
Burns & Co 03 5023 5000



### 60a Lime Avenue MILDURA

\$110,000

#### ESTABLISHED AND READY TO GO

Looking to become your own boss? This could be the opportunity you have been looking for! With a great busy location amongst the Mildura shopping district with ample parking and solid passing traffic, this established pizza business offers a quality menu for all concerned. With instant recognition and great reputation, it's day-to-day running is of a very manageable size.

Listing # 19878122 House  
Burns & Co 03 5023 5000



### 4/6 Chapman Street BURONGA

\$110,000 - \$120,000

#### OVERLOOKING PARKLANDS

This 2 Bedroom Unit could do with a bit of TLC, but is in the very affordable price range and would make for a great entry level investment into real estate. Features open plan living, reverse cycle split system air conditioning, new carpet to the living area, 2 very spacious B/R's with BIR's, and is all but 5 minutes to Mildura's CBD.

Listing # 21967479 2 Bedroom, House  
Burns & Co 03 5023 5000



### 13 Oke Street OUYEN

\$115,000

#### WHY NOT BUY THE BUSINESS AND THE BUILDING??

It is being offered for sale together with the business operating as Euphoria Hair & Beauty. Price is \$150,000 for both business and building as a combined purchase. (Please note: The building is not available for sale separately at this stage unless the business is purchased separately by someone not wanting to purchase the building also)

Listing # 9090746 1 Bedroom, Other  
Burns & Co 03 5023 5000



### Lot 1 Marks Road RED CLIFFS

\$135,000

#### PERFECT TO BUILD ON

Great rural setting yet still close to Red Cliffs township. Over 4,000 square metres, Metered rural water (2 megs), Power on the doorstep. Easy to build on - permit to build in existence. Sure to sell quickly.

Listing # 10085445 Land  
Burns & Co 03 5023 5000



5 Cregan Street WALPEUP

\$95,000

**IMMACULATE - APPROX. 0.2 HA (1/2 ACRE)**

This superbly presented home is a must for your inspection - this wonderful home offers 4 large bedrooms plus a study, spacious lounge/dining room, updated timber country style kitchen/meals, freshly updated bathroom & laundry. Extras include ducted evaporative cooling plus 2 x reverse cycle split system air conditioners, ceiling fans, 2.8 kv solar system, 9.1m x 6.1m shed & large garden shed.

Listing # 21369730 5 Bedroom, House  
Burns & Co 03 5023 5000



Lots 63M & 64M Marina Berth Sites MILDURA

\$87,000 - \$95,000

**WONDERFUL OPPORTUNITY**

Available now for sale are these marina berths offered with freehold titles located at the Mildura Dockside. They offer power, lighting and are fully completed with all the infrastructure in place. The berths measure approx 4m x 25m with the total measurement equating approx 100m2.

Listing # 7319724 Land  
Burns & Co 03 5023 5000



16 & 18 Oke Street OUYEN

\$99,000

**INVEST IN OUYEN!!**

These two shops are currently leased at \$100 per week each on a periodic agreement to two fantastic long term tenants. \* Double Commercial Building \* Returning \$200/w (2 x \$100 each) \* A lucrative 10% yield!! \* 16 Oke St - Tenant - Good as New, Second hand clothing & wares. \* 18 Oke St - Tenant - Tickle Belly Quilting Do the sums and find a smarter investment ....

Listing # 9268614 1 Bedroom, Other  
Burns & Co 03 5023 5000



7 Main Street SPEED

\$75,950

**PERFECT STARTER/INVESTMENT**

Charm filled home situated on approx. 2,000 sqm (1/2 acre) and offers spacious lounge with Slow Combustion heater and decorative ceiling & picture rails, country style kitchen with near new gas stove plus fabulous old slow combustion wood stove and a split system rev cycle air conditioner and updated bathroom.

Listing # 21118162 3 Bedroom, House  
Burns & Co 03 5023 5000



0 Euphoria Hair & Beauty OUYEN

\$20,000

**EUPHORIA HAIR & BEAUTY**

A rare opportunity to obtain this well established hairdressing salon in the ideal location and the only one in town!! Being offered on a 'Walk in walk out' basis this salon is fully fitted with a long list of inclusions and represents amazing value. Do the sums on the start-up costs of setting up a brand new salon and watch the \$\$\$ quickly add up.

Listing # 9199583 1 Bedroom, Other  
Burns & Co 03 5023 5000



47 Twelfth Street MILDURA

Auction

**PERIOD STYLE CHARM & CHARACTER**

Superb timber residence simply oozing charm from top to bottom. Features include timber dado walls, Wunderlich pressed metal ceilings, Slow combustion heater, old style Slow combustion stove, claw foot bath, ducted evaporative cooling, gas ducted central heating, polished timber floors & 12ft ceilings.

Listing # 22409692 4 Bedroom, House  
Burns & Co 03 5023 5000

