



1-3 James Street, WILCANNIA, NSW 2836

Affordable Renovator's Dream – Over ½ Acre in Wilcannia

An opportunity not to be missed – possibly one of the most affordable homes on the market in 2025!

This property offers incredible potential for renovators, investors, or those seeking a project in a close-knit outback town. With solid bones and loads of space, this home is ready for someone to bring it back to life.

Property Features:

- * Structure: Colourbond clad home with solid bones (building inspection recommended).
- * Bedrooms: 4 to 5 potential bedrooms
- * 2 in use + small sleep-out attached to master
- * 4th bedroom requires renovation
- * 5th room currently used as formal lounge
- * Living: Large lounge with slow combustion wood heater

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Auction

INTERNET ID: 20P2729

AUCTION DETAILS

11:00am, Saturday
November 1st, 2025

CONTACT DETAILS

**Elders Mildura, Robinvale
& Wentworth**

143 Lime Ave, 3500 79-81
Perrin Street, 3549 34
Darling Street, 2648
MILDURA, VIC
5018 6800 5026 3050 5027
3411

Marty Deacon
0429 953 365

- * Cooling: Ducted evaporative cooling (requires repair)
- * Kitchen: Meals area with electric stove (not working) and no cabinetry
- * Bathroom: Bath, shower, and vanity
- * Toilet: External toilet

Land & Shedding:

- * Land Size: Generous corner allotment of 2049m² (just over ½ acre) fully fenced
- * Shedding: Approx. 40' x 20' open-front machinery shed
- * Access: Shed via James Street; house fronts Little Hood Street

Location Highlights:

- * Walking distance to Wilcannia CBD, shops, roadhouse, hospital, school & Darling River
- * 196 km to Broken Hill, 150 km to Menindee

Interested?

Phone Marty Deacon for a price guide or further details: 0429 953 365

Don't miss this rare chance to secure a large block with massive potential in the heart of Wilcannia.

- Land Area 2,049.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport



