



80 River Boulevard, MILDURA, VIC 3500

Exceptional Semi-Rural Living Opportunity Close to the Murray River & Mildura Township

Elders Real Estate is proud to present 80 River Boulevard, an outstanding property that offers the perfect combination of semi-rural living and close proximity to the vibrant Mildura township. This property is positioned just moments from the Murray River and offers a serene lifestyle, yet is still conveniently close to the amenities and services of Mildura's CBD.

Key Property Features:

- * Land Area: Approx. 1.21ha (3 acres)
- * 2-Level Residence:
- * Solar system fitted to assist in power bill relief.

This well-presented, low-maintenance home offers spacious living across two levels:

- * Lower Level:
- * Large family living area with reverse cycle cooling/heating.

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: For Sale

INTERNET ID: 20P2730

SALE DETAILS

Closing Date Sale

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

- * Two flexible rooms that can serve as bedrooms or home offices
- * Bathroom and ablution facilities
- * A substantial double lock-up garage
- * Framed but unfinished work-from-home office and smoko room with potential for customization
- * Upper Level:
 - * Open-plan kitchen and meals area
 - * Formal lounge with expansive windows, providing natural light and breath taking views over the property and the surrounding landscape, including glimpses of the Murray River
 - * Master bedroom with an ensuite, walk-in robe, and French doors opening onto the veranda
 - * Two additional spacious bedrooms, each with built-in robes
 - * Family bathroom featuring a large double vanity
- * The home is cooled by a new Evaporative ducted cooler and a reverse cycle system in the lounge.

* Outdoor Living:

A wide return veranda surrounds the home, offering a peaceful space to enjoy the elevated views, birdlife, and tranquil environment. The grounds are well-established with lawns and trees, providing both privacy and a natural retreat. A wonderful fire pit area provides for entertainment and relaxation during the cooler months.

* Additional Infrastructure:

The property includes significant shedding for storage or workshop needs, along with an unfinished workroom and smoko room, ideal for those seeking a home-based business or creative space.

Location & Lifestyle:

* Proximity to the Murray River:

The property is ideally located with easy access to walking and cycling tracks along the Murray River, as well as recreational spots such as the Riverside Golf Club, Mildura Racecourse, and the Mildura Ski Club.

* Local Amenities:

- * Nicholas Point Primary School
- * Local convenience store and post office
- * Close to Baldwin boats, Etiwanda Wetlands, and other local recreational facilities
- * Only a short drive to Mildura's CBD, providing all necessary services and amenities.

Indicative Price Guide: \$950,000 to \$1,045,000

This property offers an exceptional opportunity for buyers seeking a peaceful, semi-rural lifestyle with the convenience of urban amenities. With its elevated position,

ample living space, and proximity to the Murray River, 80 River Boulevard is the ideal location for a relaxed yet well-connected lifestyle.

For further information or to arrange an inspection, please contact Marty Deacon, Principal at Elders Real Estate Mildura.

Other features: Area Views, Car Parking - Surface, Carpeted, River Views, Toilet Facilities, Water Views

- Land Area 3 acres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 4
- Double garage
- Ensuite









