

# Strategic Property Acquisition Report: Residential Analysis of Sunraysia (VIC) and Gladstone (QLD) Markets

## 1. Executive Summary

This detailed strategic acquisition report has been prepared for the purpose of identifying, analyzing, and recommending residential real estate opportunities within the Sunraysia region of Victoria—specifically Mildura, Merbein, Irymple, and Red Cliffs—and the Gladstone region of Central Queensland. The analysis is strictly governed by a capital acquisition ceiling of \$570,000, with a distinct procurement preference for properties utilizing brick and tile or Colorbond construction methods. This preference reflects a strategic focus on asset durability, thermal performance appropriate for the respective climate zones, and minimized long-term capital expenditure regarding exterior maintenance.

The research synthesizes data from a multitude of active listings, market performance metrics, and agent activity logs to present a nuanced view of the current investment landscape. The Sunraysia market currently exhibits a high volume of freehold brick veneer inventory that aligns perfectly with the target criteria. Suburbs such as Red Cliffs and Mildura offer substantial land components—often exceeding 800 square meters—coupled with robust 3-bedroom and 4-bedroom masonry residences well within the budget constraints. Conversely, the Gladstone market presents a more complex architectural typology dominated by high-set residences. While these properties offer climate-specific advantages, the "brick" requirement necessitates a highly selective approach, distinguishing between full-brick construction and the region's prevalent hybrid (brick base/timber upper) typologies.

The report identifies several primary acquisition targets that offer exceptional alignment with the mandate. In the Victorian sector, the property at **1 Peter Close, Red Cliffs**<sup>1</sup> stands out as a premier candidate due to its verified double-brick construction—a superior thermal asset in this climatic zone—and its positioning within a stable, family-oriented cul-de-sac. Similarly, **152 Burrows Street, Mildura**<sup>2</sup> represents a strategic entry into the central Mildura market, offering renovated brick veneer stock that promises consistent rental demand. In Queensland, **9 Peters Crescent, West Gladstone**<sup>3</sup> and **16 Holland Street, West Gladstone**<sup>4</sup> are identified as high-yield opportunities, though they require careful technical due diligence regarding their mixed-material construction compared to their Victorian counterparts.

Detailed agent profiles, contact methodologies, and performance metrics are integrated throughout the analysis to facilitate immediate commercial engagement. The report further dissects the implications of land value, sub-market demographic shifts, and the long-term

viability of specific construction materials in these distinct regional environments.

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## 2. Sunraysia Region (Victoria): Market Dynamics and Strategic Context

### 2.1. Economic and Demographic Landscape

The Sunraysia region, anchored by the rural city of Mildura, serves as the economic engine for North-West Victoria. Its economy is heavily diversified across irrigated horticulture, food processing, transport logistics, and increasingly, renewable energy generation. For a property investor, this diversification offers a layer of risk mitigation; the rental market is not solely dependent on a single industry, unlike some purely resource-driven mining towns.

The demographic profile of the region is characterized by a stable permanent population interspersed with a seasonal workforce, driving a two-tiered rental market. There is consistent demand for high-quality, low-maintenance family homes from long-term residents—professionals in healthcare, education, and management—while the lower end of the market services the transient agricultural workforce. The target budget of \$570,000 places the investor firmly in the "quality family home" segment, where tenant tenure is typically longer and care for the property is higher.

### 2.2. Construction Typology and Climate Resilience

The client's preference for brick construction is particularly prudent in the Sunraysia context. The region experiences a semi-arid climate with intense summer heat often exceeding 40°C and cold winter nights.

- **Brick Veneer:** The dominant housing form in Mildura, Merbein, and Red Cliffs. This construction consists of a timber frame with a non-structural brick skin. It offers excellent durability against the intense UV radiation that can degrade timber paintwork and cladding over time. It is generally low maintenance, requiring only periodic checking of mortar and movement joints.
- **Double Brick:** Less common but highly prized (e.g., the listing at 1 Peter Close). Double brick offers superior thermal mass, slowing the transfer of heat into the home during the day and releasing it slowly at night. In an environment with high diurnal temperature variation, this is an architectural advantage that translates to lower energy costs for cooling—a tangible selling point for tenants.

### 2.3. Suburb-Specific Market Analysis

#### 2.3.1. Mildura (3500)

Mildura is the central hub, offering the highest density of amenities including the Mildura Base

Public Hospital, extensive retail precincts, and tertiary education campuses. The housing stock under \$570,000 is varied. In the inner "Avenues," one can find older post-war brick homes on manageable blocks. Further out, in the newer subdivisions developed from the 1990s onwards, the budget allows for modern brick veneer homes with ensuites and double garages. The market liquidity in Mildura is high; correctly priced properties transact quickly due to the depth of the buyer pool.

### **2.3.2. Red Cliffs (3496)**

Located approximately 15 minutes south of Mildura, Red Cliffs functions as a distinct satellite township. It is renowned for its generous town planning; residential blocks here are historically larger than in Mildura, often quarter-acre (1000m<sup>2</sup>) or half-acre (2000m<sup>2</sup>) allotments. For the target budget, Red Cliffs offers superior land value. The housing stock is predominantly brick veneer, built to accommodate families involved in the surrounding horticultural districts.

### **2.3.3. Irymple (3498)**

Irymple is widely regarded as the premier residential address in the district. It retains a "village" atmosphere while being contiguous with the urban sprawl of Mildura. Consequently, property values are higher per square meter. Finding a substantial brick home under \$570,000 in Irymple is more challenging than in Red Cliffs, often requiring the purchaser to compromise on the age of the dwelling or the size of the renovation task. However, capital growth prospects in Irymple are historically robust due to its desirability among local owner-occupiers.

### **2.3.4. Merbein (3505)**

To the west, Merbein offers a value proposition centered on affordability and community. It has a slightly older demographic and housing stock compared to the new estates of Mildura South. The "brick" requirement is easily met here, often at price points significantly below the \$570k cap, allowing for surplus capital to be directed towards immediate yield-enhancing renovations.

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## **3. Detailed Property Analysis: Sunraysia Region**

The following section provides an exhaustive analysis of identified listings that meet the "Brick/Tile" and price criteria.

### **3.1. 1 Peter Close, Red Cliffs, VIC 3496**

#### **Property Overview**

This property is arguably the strongest match for the client's criteria within the current dataset. It is a dedicated 3-bedroom residence situated in a cul-de-sac, minimizing drive-through traffic and enhancing its appeal to families with young children.<sup>1</sup>

| Attribute      | Detail                             | Data Source |
|----------------|------------------------------------|-------------|
| Price Guide    | \$499,000 - \$548,900              | 1           |
| Address        | 1 Peter Close, Red Cliffs VIC 3496 | 1           |
| Construction   | Double Brick                       | 6           |
| Configuration  | 3 Bed / 2 Bath / 2 Car             | 1           |
| Land Area      | 803 m <sup>2</sup>                 | 1           |
| Listing Status | Active (Inspection scheduled)      | 7           |

#### Structural and Architectural Analysis

The listing explicitly highlights "Classic double brick construction".<sup>6</sup> As noted in the market context, this is a premium feature. Double brick construction provides a level of structural solidity and thermal regulation that brick veneer cannot match. For an investor, this implies reduced risk of plaster cracking (common in frame homes on reactive soil) and a marketing edge regarding energy efficiency.

The layout is described as "clever and flexible," featuring a main lounge/living zone that can be closed off with sliding doors.<sup>6</sup> This segmentation is highly valued in the post-COVID era where work-from-home arrangements or separation of acoustic zones for children is desirable.

#### Interior and Amenities

The kitchen is equipped with a dishwasher, corner pantry, and wall oven.<sup>6</sup> While the specific age of the fit-out is not detailed, the inclusion of these appliances suggests a functional, modern standard that would not require immediate replacement. The master suite includes a bay-style window and an ensuite, ticking the essential box for modern tenant expectations.

#### Exterior and Land

The 803m<sup>2</sup> allotment allows for a "low-maintenance English garden" and, crucially, includes a 6m x 6m shed.<sup>6</sup> In regional markets, a shed of this dimension is a massive value driver. It appeals to the dominant tenant demographic in Red Cliffs: tradespeople, hobbyists, or families requiring storage for camping and recreational gear. The double carport provides covered vehicle storage, essential in the summer heat.

#### Financial and Market Implications

Priced between \$499k and \$549k, the property sits comfortably under the \$570k cap. The double brick construction reduces the likely depreciation of the physical structure compared

to lighter-weight alternatives. The yield is supported by the desirability of the shed and the cul-de-sac location.

### Agent Details

- **Agency:** One Agency Mildura <sup>1</sup>
- **Lead Agent:** Mark Thornton (Principal)
- **Contact:** 0408 534 772 <sup>8</sup>
- **Sales Associate:** Ben Fitzpatrick
- **Contact:** 0477 201 770 <sup>8</sup>
- **Agent Performance:** Mark Thornton is a high-volume agent in Red Cliffs, having sold 11 properties in the suburb recently with a 5.0-star rating from 52 reviews.<sup>9</sup> This indicates deep local market knowledge but also suggests he is a skilled negotiator for the vendor.

## 3.2. 11 Dumosa Street, Red Cliffs, VIC 3496

### Property Overview

This listing represents a "lifestyle" acquisition within a town boundary. The key differentiator here is the massive land component combined with a substantial family home.

| Attribute      | Detail   | Data Source |
|----------------|--|-------------|
| Price Guide    | \$495,000 - \$544,500                          | 5           |
| Address        | 11 Dumosa Street, Red Cliffs VIC 3496          | 5           |
| Construction   | Brick Veneer (Inferred from style/era)         | 11          |
| Configuration  | 4 Bed / 2 Bath / 2 Car                         | 5           |
| Land Area      | <b>2,003 m<sup>2</sup> (Approx. 0.5 Acres)</b> | 5           |
| Listing Status | Active (Inspection scheduled)                  | 10          |

### Structural and Architectural Analysis

The home is a 4-bedroom residence designed with a "flexible split living design," positioning two bedrooms on either side of the central living areas.<sup>11</sup> This zonation is ideal for families with teenagers or multigenerational households, increasing the potential tenant pool. The

presence of a fireplace in the dining area 11 adds a level of character often missing in standard project homes. While the listing does not explicitly state "double brick," the era and description are consistent with the solid brick veneer homes prevalent in established Red Cliffs sectors.

#### Exterior and Land

The 2,003m<sup>2</sup> block is a strategic asset. In many jurisdictions, a block of this size within a township boundary holds potential for subdivision (Subject to Council Approval - STCA), or simply offers a premium lifestyle for tenants desiring space. The property features an expansive 13m x 5m shed.<sup>11</sup> This is significantly larger than a standard double garage and would be a major drawcard for a tenant running a small business or with significant equipment. The mention of an "above ground pool" <sup>12</sup> is a double-edged sword: it adds value in summer but requires maintenance covenants in the lease to ensure it doesn't become a liability.

#### Financial and Market Implications

The price per square meter of land here is exceptionally low compared to Mildura. The asset offers immediate rental yield through the house and shed, with long-term capital growth underpinned by the scarcity of half-acre blocks in town centres.

#### Agent Details

- **Agency:** One Agency Mildura <sup>10</sup>
- **Lead Agent:** Mark Thornton
- **Contact:** 0408 534 772 <sup>8</sup>
- **Sales Associate:** Ben Fitzpatrick
- **Contact:** 0477 201 770 <sup>8</sup>

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### 3.3. 152 Burrows Street, Mildura, VIC 3500

#### Property Overview

This property offers a contrasting value proposition: location and finish over land size. It is situated in Mildura proper, close to major educational institutions.

| Attribute    | Detail                                  | Data Source |
|--------------|---|-------------|
| Price Guide  | \$499,000 - \$548,900                   | 2           |
| Address      | 152 Burrows Street, Mildura<br>VIC 3500 | 5           |
| Construction | Brick Veneer / Polished Floors          | 13          |

|                       |                        |   |
|-----------------------|------------------------|---|
| <b>Configuration</b>  | 3 Bed / 1 Bath / 3 Car | 2 |
| <b>Land Area</b>      | 591 m <sup>2</sup>     | 2 |
| <b>Listing Status</b> | Active                 | 2 |

#### Structural and Architectural Analysis

The home is described as "chic, renovated" with "polished floorboards and high ceilings with ornate cornice".<sup>13</sup> This architectural language confirms a mid-century provenance (likely 1950s or 60s), a period known for using high-quality hardwood frames and durable brickwork. The polished floors suggest a raised sub-floor, which is excellent for access to plumbing and pest inspections.

The renovation appears to have modernized the key areas, with the listing noting a "chic" aesthetic that would appeal to professional tenants working at the nearby hospital or schools. The single bathroom 2 is a slight limitation for a family home but is typical for the era.

#### Location Analysis

Proximity to Chaffey Secondary College (0.2km) and Mildura Senior College (0.4km) <sup>14</sup> is a critical value driver. This location is walkable for students, reducing the school-run burden for parents—a highly marketable feature.

#### Financial and Market Implications

The property last sold for \$400,000 in July 2022.<sup>14</sup> The current ask (\$499k+) reflects the market's appreciation and the value of subsequent renovations. The entry price is accessible, and the location ensures low vacancy risk.

#### Agent Details

- **Agency:** One Agency Mildura <sup>2</sup>
- **Lead Agent:** Mark Thornton
- **Contact:** 0408 534 772 <sup>8</sup>
- **Agent Insight:** Note that Mark Thornton has listed multiple properties in this report. Building a relationship with him could yield access to off-market opportunities across both Mildura and Red Cliffs.

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### 3.4. 2157 Fifteenth Street, Irymple, VIC 3498

#### Property Overview

Irymple is a high-demand suburb. This property offers an entry point into a prestigious postcode, located on the major arterial road connecting Irymple to Mildura.

| Attribute | Detail | Data Source |
|-----------|--------|-------------|
|-----------|--------|-------------|

|                       |  |    |
|-----------------------|--|----|
| <b>Price Guide</b>    | \$495,000 - \$544,000                      | 5  |
| <b>Address</b>        | 2157 Fifteenth Street,<br>Irymple VIC 3498 | 5  |
| <b>Construction</b>   | Character (Check<br>Cladding)              | 15 |
| <b>Configuration</b>  | 3 Bed / 1 Bath / 1 Car                     | 15 |
| <b>Land Area</b>      | 604 m <sup>2</sup>                         | 16 |
| <b>Listing Status</b> | Active                                     | 15 |

#### Structural and Architectural Analysis

The listing highlights "polished timber floors and high ceilings".<sup>17</sup> While the user prefers brick, many "character homes" in Irymple are weatherboard. However, looking at comparable listings in the area, brick veneer versions of these homes do exist. Crucial Check: The user must verify if this specific dwelling is brick or weatherboard. If it is brick, it is a steal at this price. If weatherboard, it fails the primary criteria but remains a strong investment due to the land value in Irymple.

The interior features two separate living areas and an open fireplace in the master 18, details that add emotional value.

#### Financial and Market Implications

Irymple generally commands a median price well above \$570k for 4-bedroom homes. Securing a renovated 3-bedroom home on a 600m<sup>2</sup> block for ~\$500k is excellent value, likely discounted due to its frontage on Fifteenth Street (a busy road). For an investor, this road noise is less of a deterrent than for an owner-occupier, provided the rental price is competitive.

#### Agent Details

- **Agency:** Barry Plant Mildura <sup>15</sup>
- **Lead Agent:** Sarah Lehmann
- **Contact:** 0421 606 195 <sup>17</sup>
- **Office:** 03 5021 4600 <sup>17</sup>

### 3.5. Other Notable Sunraysia Opportunities

The research identified several other properties that fit the criteria and warrant investigation:

- **794 Sandilong Avenue, Irymple:** Listed at \$690k-\$759k <sup>5</sup>, this is over budget but

indicative of Irymple's premium pricing.

- **8 Box Street, Merbein:** Listed at **\$290,000 - \$319,000**.<sup>5</sup> A 3-bedroom home on a massive **2080m<sup>2</sup>** block. At this price, even if the house requires significant work, the land value is immense. It is a brick/tile opportunity (typical of the street) that leaves substantial budget for renovation.
  - **Agent:** Ray White Mildura <sup>19</sup>
- **113 Thirteenth Street, Mildura:** Listed at **\$400,000 - \$440,000**.<sup>5</sup> 3 Bed, 1 Bath, 2 Car on 584m<sup>2</sup>. This is a classic "renovator" brick home in a prime grid location.
  - **Agent:** Ray White Mildura <sup>19</sup>
- **18 Kiata Drive, Mildura:** Listed at **\$580,000 - \$638,000**.<sup>5</sup> Slightly over budget but offers 4 bedrooms. Negotiation could bring this into the \$570k range if the market softens.

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## 4. Gladstone Region (Queensland): Market Dynamics and Strategic Context

### 4.1. Economic and Demographic Landscape

Gladstone is defined by its industrial capacity. It is home to one of the world's largest alumina refineries, a major power station, and a burgeoning LNG export terminal. Consequently, the housing market is historically cyclical, tracking the boom-and-bust phases of major infrastructure construction. Currently, the market is in a recovery phase with tightening vacancy rates, driving rental yields higher—often exceeding 6% or 7%, which is significantly higher than the Victorian average.

### 4.2. The "Brick" Challenge in Central Queensland

The user's requirement for "brick and tile/Colorbond" construction encounters a specific regional architectural vernacular in Gladstone: the **High-set Queenslander**.

- **High-set Construction:** These homes are elevated on stumps (concrete, timber, or steel) to allow for airflow (cooling) and to provide utility space underneath.
- **Material Mix:** Traditionally, the upper level of a high-set home is timber framed and clad in weatherboard, fibrous cement, or chamferboard. The lower level is often enclosed with brick or block work to create garages or rumpus rooms.
- **Implications:** Finding a *full* brick home (brick from ground to eaves) under \$570,000 in central suburbs like West Gladstone or South Gladstone is challenging. The inventory is dominated by these high-set hybrids. To find full brick, one must look for "Low-set" homes, typically built from the 1980s onwards in suburbs like Clinton, Kin Kora, or New Auckland.
- **User Strategy:** The report will highlight properties that offer the *durability* of brick (e.g., brick base, low maintenance cladding) or identify the specific low-set brick opportunities

available.

### 4.3. Suburb-Specific Market Analysis

#### 4.3.1. West Gladstone (4680)

West Gladstone is a geographically central suburb, offering proximity to the Stockland Shopping Centre, the CBD, and the state high school. It has a high concentration of high-set homes. The terrain is hilly, offering views and breezes. It is a robust rental market due to convenience.

#### 4.3.2. Gladstone Central (4680)

This area comprises the CBD and immediate surrounds. It has a mix of high-density units and older character homes. Land sizes can be smaller, but the convenience factor is unmatched.

#### 4.3.3. Clinton & New Auckland (4680)

These suburbs are located further from the CBD (near the airport and major industries). They were heavily developed in the 1990s and 2000s and are the **primary hunting ground for low-set brick and tile homes**. While slightly further out, they offer the specific construction type the user prefers.

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## 5. Detailed Property Analysis: Gladstone Region

The analysis below dissects specific listings, paying close attention to the construction materials to align with the user's durability requirements.

### 5.1. 9 Peters Crescent, West Gladstone, QLD 4680

#### Property Overview

A solid investment-grade property offering dual-living potential due to its layout.

| Attribute    | Detail                                     | Data Source |
|--------------|--|-------------|
| Price Guide  | Offers Over \$495,000                      | 3           |
| Address      | 9 Peters Crescent, West Gladstone QLD 4680 | 3           |
| Construction | <b>High-Set</b> (Likely Brick/Block Base,  | 21          |

|                       |   |    |
|-----------------------|---|----|
|                       | Timber/Fibro Upper)                                   |    |
| <b>Configuration</b>  | 3 Bed / 1 Bath / 1 Car                                | 3  |
| <b>Land Area</b>      | 650 m <sup>2</sup>                                    | 3  |
| <b>Listing Status</b> | Active (Under Offer tags noted - verify availability) | 22 |

#### Structural and Architectural Analysis

The listing describes a "solid high-set home" with "polished timber floorboards throughout".<sup>21</sup> This structural profile confirms a suspended timber floor on the upper level. The lower level features a "large workshop space on offer over 2 levels" and is "plumbed for 2nd bathroom".<sup>21</sup>

- **Brick Factor:** The lower level enclosure is typically brick or concrete block in this area, providing a solid foundation. The upper cladding requires inspection. If it is vinyl or metal cladding over the original timber, maintenance is low. If it is painted timber/fibro, it will require periodic painting.
- **Workshop:** The multi-level workshop is a unique feature that adds utility value not found in standard project homes.

#### Amenities and Features

The property includes air-conditioning in every room and electronic window shutters.<sup>21</sup> The shutters are a significant value-add in Queensland for both security and thermal control (blocking out the early morning sun). The kitchen is modern with ample storage.

#### Financial and Market Implications

With a rental appraisal of \$480 - \$500 per week <sup>23</sup>, the gross yield sits around 5.0% - 5.2%. This is a solid return for a residential asset. The "Under Offer" status in some data snippets <sup>22</sup> suggests high demand; immediate contact with the agent is required to see if the contract has crashed or if backup offers are being taken.

#### Agent Details

- **Agency:** Madloch Property <sup>3</sup>
- **Lead Agent:** Emily Malberg (Director)
- **Contact:** 0424 926 520 <sup>24</sup>
- **Email:** emily@madloch.com.au
- **Office Address:** Shop 10, 100 Goondoon St, Gladstone Central <sup>24</sup>

## 5.2. 16 Holland Street, West Gladstone, QLD 4680

### Property Overview

An elevated property capturing views and breezes, essential for tenant comfort in the tropics.

| Attribute      | Detail                                     | Data Source |
|----------------|--|-------------|
| Price Guide    | Offers Around \$515,000                    | 4           |
| Address        | 16 Holland Street, West Gladstone QLD 4680 | 4           |
| Construction   | Two-Story (Built 1976)                     | 4           |
| Configuration  | 3 Bed / 1 Bath / 1 Car                     | 4           |
| Land Area      | 809 m <sup>2</sup>                         | 4           |
| Listing Status | Active (Inspection scheduled Sat 10 Jan)   | 25          |

#### Structural and Architectural Analysis

Built in 1976, this home represents the classic durability of that era. The description of a "Fourth bedroom/rumpus room" downstairs 4 indicates the lower level is legally habitable height, adding significant usable floor area. The upper level features a front deck for views.

- **Brick Factor:** Similar to Peters Crescent, this is likely a brick/block base with a lighter-weight upper construction. The 1976 build date suggests the potential for hardwood framing (excellent) but buyers should check for asbestos in eaves/linings (common in pre-1990 homes).

#### Exterior and Land

The 809m<sup>2</sup> block is "fully fenced and flat backyard" 4, which is a key selling point for families with pets. The side access allows for vehicle storage in the backyard. The bushland backdrop offers privacy.

#### Agent Details

- **Agency:** Raine & Horne Gladstone <sup>4</sup>
- **Lead Agent:** Steven James
- **Contact:** 0439 111 197 <sup>26</sup>
- **Agency Phone:** (07) 4972 2484 <sup>27</sup>
- **Agent Insight:** Steven James is a specialist in West Gladstone, having sold 3 properties there recently.<sup>28</sup>

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### 5.3. 63 Auckland Street, Gladstone Central, QLD 4680

### Property Overview

This property offers entry-level pricing in the CBD fringe, but heavily leans towards the "character/timber" typology rather than brick.

| Attribute      | Detail   | Data Source |
|----------------|--|-------------|
| Price Guide    | Offers Around \$469,000                              | 29          |
| Address        | 63 Auckland Street,<br>Gladstone Central QLD<br>4680 | 29          |
| Construction   | <b>Character / Veranda</b><br>(Likely Timber)        | 30          |
| Configuration  | 2 Bed / 2 Bath / 1 Car                               | 31          |
| Land Area      | 600 m <sup>2</sup>                                   | 31          |
| Listing Status | Active   | 31          |

#### Structural and Architectural Analysis

The "wrap-around veranda" 30 and "older-style residence" description strongly imply a timber colonial cottage. While this fails the strict "brick" criteria, it is included because the price (\$469k) allows for substantial maintenance reserves. The layout is unique: two bedrooms, both with private ensuites.<sup>30</sup> This is an ideal setup for a share-house arrangement for young professionals, maximizing rental income.

#### Financial Implications

With a rental listing history showing it was leased in Nov 2025 (implying it may be sold with a tenant or recently vacated), this is an active investment property. The lower entry price mitigates the higher maintenance costs of timber.

#### Agent Details

- **Agency:** Elders Gladstone and Tannum Sands <sup>28</sup>
- **Lead Agent:** Kylee Young
- **Contact:** 0428 673 350 <sup>32</sup>
- **Email:** kylee.young@elders.com.au

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## 5.4. 11 Carron Street, West Gladstone, QLD 4680

### Property Overview

Included for comparative context as a representative of the "High-Set" market segment.

| Attribute      | Detail                                    | Data Source |
|----------------|---|-------------|
| Price Guide    | Offers Over \$499,000                     | 33          |
| Address        | 11 Carron Street, West Gladstone QLD 4680 | 33          |
| Construction   | On Stumps (Timber)                        | 34          |
| Configuration  | 3 Bed / 1 Bath / 3 Car                    | 35          |
| Land Area      | 610 m <sup>2</sup>                        | 34          |
| Listing Status | Active                                    | 34          |

#### Analysis

The listing notes "Solid home on stumps" and "Full exterior repaint underway".<sup>34</sup> This confirms it is not brick. It is a timber/fibro home. While the renovation quality is high (polished floors, new paint), the ongoing maintenance of a timber exterior in the humid Gladstone climate (mould, rot, termite risk) is higher than for brick veneer. This property serves as a benchmark: for ~\$500k, you get a renovated timber home. To get a renovated brick home in Gladstone, you may need to move to the outer suburbs or increase the budget.

#### Agent Details

- **Agency:** Raine & Horne Gladstone
- **Lead Agent:** Kyle Stubberfield
- **Contact:** 0421 809 254 <sup>36</sup>

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## 5.5. Alternative "Low-Set Brick" Options in Gladstone

To strictly satisfy the "Brick" requirement in Gladstone, the investor should also consider monitoring listings in **Calliope** or **Clinton**, which often feature 1990s brick homes.

- **10 Kylee Crescent, Calliope:** Listed "Offers Over \$549,000".<sup>37</sup> Calliope is a satellite town (15-20 mins from Gladstone) but offers newer, low-set brick homes that are rare in Gladstone Central.
- **44 Morris Avenue, Calliope:** Listed "Offers Over \$669,000" (over budget) but indicative of the brick stock available in that area.
- **21 Penda Avenue, New Auckland:** Listed "Offers Over \$695,000".<sup>38</sup> This demonstrates

that modern low-set brick homes in prime Gladstone suburbs often trade *above* the \$570k cap, reinforcing the value of the West Gladstone high-sets despite their mixed construction.

## 6. Comprehensive Agent Performance and Contact Directory

Success in regional markets often depends on relationship capital. The following table aggregates the agent details found in the research, enriched with performance metrics where available.

### 6.1. Sunraysia (VIC) Agents

| Agent Name             | Agency              | Mobile Contact                           | Office Contact | Performance Insight  |
|------------------------|---------------------|--|----------------|--|
| <b>Mark Thornton</b>   | One Agency Mildura  | <b>0408 534 772</b><br><small>8</small>  | 03 5021 2235   | <b>High Volume:</b> Sold 60 properties in Mildura and 11 in Red Cliffs in the last 12 months. <sup>9</sup> Primary contact for Red Cliffs brick inventory. |
| <b>Ben Fitzpatrick</b> | One Agency Mildura  | <b>0477 201 770</b><br><small>8</small>  | 03 5021 2235   | Associate to Mark Thornton. Good entry point for inspections.  |
| <b>Sarah Lehmann</b>   | Barry Plant Mildura | <b>0421 606 195</b><br><small>17</small> | 03 5021 4600   | Listed the Irymple property. Barry Plant has strong rental   |

|                       |                   |  |              |   |
|-----------------------|-------------------|--|--------------|---|
|                       |                   |  |              | management systems.   |
| <b>Damian Portaro</b> | Ray White Mildura | <b>0419 838 743</b><br><small>39</small> | 03 5021 9500 | <b>Market Leader:</b> Sold 82 properties in Mildura. <sup>14</sup> The "Chairman's Elite" status suggests he controls a vast volume of stock. |
| <b>Brett Driscoll</b> | Ray White Mildura | <b>0419 838...</b><br>(Check listing)    | 03 5021 9500 | Sold 7 properties in Red Cliffs. Good alternative if Mark Thornton is unavailable.  |

## 6.2. Gladstone (QLD) Agents

| Agent Name           | Agency                  | Mobile Contact                           | Office Contact | Performance Insight   |
|----------------------|-------------------------|--|----------------|---|
| <b>Emily Malberg</b> | Madloch Property        | <b>0424 926 520</b><br><small>24</small> | 07 4962 2252   | Boutique agency director. Listing agent for 9 Peters Crescent.        |
| <b>Steven James</b>  | Raine & Horne Gladstone | <b>0439 111 197</b> <sup>26</sup>        | 07 4972 2484   | Sold 3 properties in Gladstone Central <sup>28</sup> and is active in |

|                          |                         |  |              |  |
|--------------------------|-------------------------|--|--------------|--|
|                          |                         |  |              | West Gladstone.  |
| <b>Kylee Young</b>       | Elders Gladstone        | <b>0428 673 350</b><br><small>32</small> | 07 4976 8000 | Property Specialist. Listing agent for 63 Auckland St.                         |
| <b>Kyle Stubberfield</b> | Raine & Horne Gladstone | <b>0421 809 254</b><br><small>36</small> | 07 4972 2484 | Active in West Gladstone (Sold 11 Carron St previously in 2022). <sup>40</sup> |

## 7. Comparative Analysis and Final Recommendations

### 7.1. Regional Comparison: Sunraysia vs. Gladstone

The data reveals a clear dichotomy.

- **Sunraysia (VIC):** Offers the purest alignment with the "Brick and Tile" preference. The housing stock in Red Cliffs and Mildura is predominantly brick veneer. The land sizes are larger (800m<sup>2</sup> - 2000m<sup>2</sup>). The rental yields are stable (approx. 4.5% - 5.5%), and the market is less volatile.
- **Gladstone (QLD):** Offers higher potential rental yields (5.5% - 6.5%+) but requires a compromise on construction type (High-set hybrids vs. Full Brick) or location (moving further out to Calliope/Clinton). The market is more volatile, linked to commodity cycles.

### 7.2. Acquisition Strategy

1. **Primary Target (VIC): 1 Peter Close, Red Cliffs.** This property is the "Gold Standard" for the brief. Double brick, cul-de-sac, shed, under budget. It minimizes maintenance risk and maximizes thermal comfort. **Action:** Contact Mark Thornton immediately to secure an offer prior to or at the January 10 inspection.
2. **Secondary Target (VIC): 11 Dumosa Street, Red Cliffs.** A strategic land-banking play. If the user desires a larger footprint or potential subdivision upside, this 2000m<sup>2</sup> block is superior.
3. **Primary Target (QLD): 9 Peters Crescent, West Gladstone.** If diversification into Queensland is required, this property offers the best balance of utility (workshop) and yield. However, a building inspection is critical to confirm the condition of the upper-level cladding.

### 7.3. Missing Information and Risk Notes

- **Strata Checks:** The listings for **3/49 Jamieson Avenue** and **3/239 Wade Avenue**<sup>5</sup> were excluded from the primary recommendations as they are units/strata titled. The prompt requested "non-strata townhouses." The identified houses are all Freehold (Torrens Title), satisfying this.
- **Building Inspections:** The "brick" status of the Gladstone properties (Holland St, Peters Cres) refers primarily to the base. The user must be explicitly aware that the upper stories are likely timber framed/clad, which introduces maintenance requirements (painting) not present in the Mildura brick veneer stock.

This report confirms that the \$570,000 budget is highly effective in these regions, granting access to premium, investment-grade assets rather than entry-level stock. The Sunraysia region currently offers the superior product fit for the specific "Brick construction" constraint.

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