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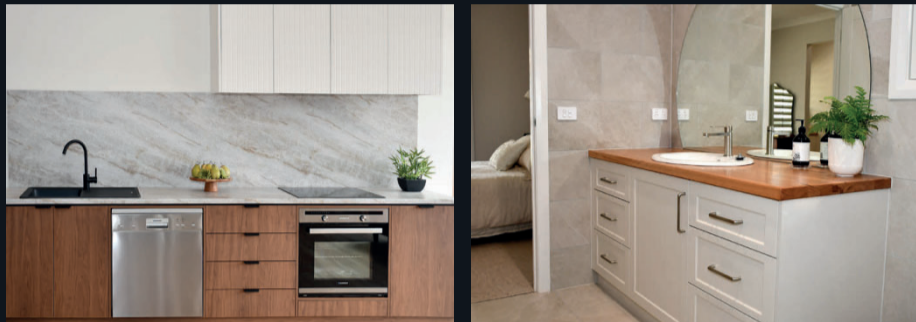


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**Goldfields**  
*Living*

Welcome to the 2026 Building and Renovation feature, packed full of local information and advice if you're thinking of buying, selling or renovating your home.

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# LOCAL EXPERTS IN



**T**o say Cameron and Leah Retallick (pictured) have been busy since taking over the reins of Maryborough Floor Coverings in February this year would be an understatement.

The couple has re-vamped the business, creating a contemporary showroom where clients can plan their latest renovation in comfort and style.

“Our idea at the start was to offer a high-quality showroom and to make it welcoming for people,” Cameron said.

“Also, we are stocking products that haven’t been supplied in this area before, and people are really appreciative of that.”

Leah, a primary school teacher, said she was relishing the chance to try something completely different, while putting her experience as a teacher to good use in their own business.

“When the opportunity came up to buy this shop, we were thinking is that our next step? Do we? Don’t we? It’s a big gamble,” Leah said.

“I feel like relationships are very important; I have taken building relationships with teaching to building relationships with customers and getting to know people in the community. I’m enjoying that.”



“We can take pride in knowing that this is our business; something we have created with the hours and the effort we have put in.”

— Leah Retallick



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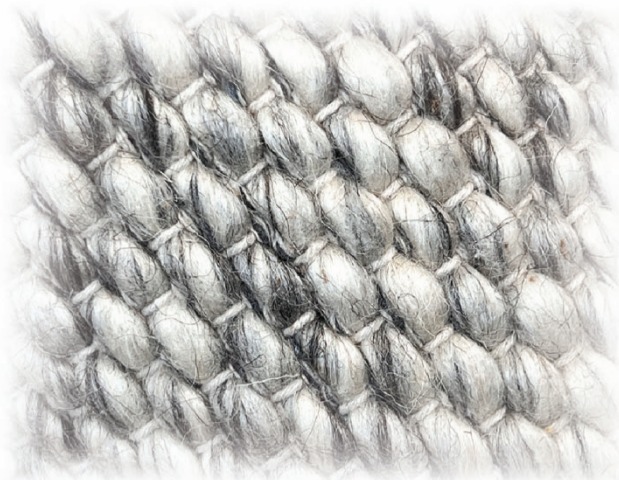
With more than 25 years of experience in the flooring industry, Cameron said they offer more than just an installation service. While purchasing and installing flooring may seem straightforward, professional expertise can make a significant difference in the overall outcome of a project.

Cameron prides himself on his preparation which allows for a long lasting quality job.

“A few things set us apart from our competitors,” Cameron said.

“One is that I would much rather sell someone something that is going to suit the needs of their house, rather than just make a sale. If I wouldn't have it in my house then I don't suggest it for a client.

“Also, we service both residential and commercial clients.”



With family ties in Maryborough, the couple has been enjoying getting to know the smaller communities dotted throughout the region. Leah said she has caught up with people she went to primary school with in Baringhup, and both say they have been pleased with the feedback from locals.



We don't think locals should have to leave town to receive high-quality products and service. We are very supportive of buying local and keeping the money in the town. By doing that the whole community benefits.



— Cameron Retallick



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\*Actual savings will depend on individual circumstances. Full offset facility is available for Flex Home Loan and Complete Home Loan for both fixed and variable loans. All loans are subject to lending criteria. Fees, charges, terms and conditions apply. Please review our terms and conditions at [bendigobank.com.au/getmoving](https://bendigobank.com.au/getmoving). Credit provided by Bendigo and Adelaide Bank Limited ABN 11 068 049 178 [ACL 237879](#).

# HOME LOAN ADVICE

For first home buyers, entering the property market can seem confusing and a little daunting.

Whether you're buying your first home or reviewing your current loan, staff at Community Bank Avoca, Maryborough and St Arnaud can guide you through your home loan options.

Offering a full range of Bendigo Bank home loan products and lending solutions, the local team can help customers navigate everything from first home purchases and refinancing through to investment and owner-occupied lending.

With interest rates, property values and personal circumstances often changing, now can be a good time to review existing lending arrangements or seek guidance before entering the property market.

Community Bank Avoca, Maryborough and St Arnaud lending specialist Aley Earl said many people are surprised by the value of a simple conversation about their home loan.

"We often speak with people who haven't reviewed their home loan for several years, as well as first home buyers who aren't sure where to start," Ms Earl said.

"Every person's circumstances are



different, which is why taking the time to understand their goals and explain the available options is so important"

For existing homeowners, a home loan review can help identify whether their current loan structure, interest rate and repayment arrangements still align with their financial goals.

"Life changes, and your home loan should keep pace with those changes," Ms Earl said.

"Whether you've had a change in income, started a family, built equity in your property or are simply looking to understand your options, a review can provide valuable insights and peace of mind."

For those looking to purchase their

first home, the process can often feel overwhelming.

"First home buyers are often navigating unfamiliar territory," Ms Earl said.

"We're here to guide them through the process, explain the terminology, discuss borrowing capacity, deposits and available support schemes, and help them feel confident in their decisions."

Community Bank Avoca, Maryborough and St Arnaud offers appointments in person, over the phone or via video, making it easier for customers to access specialist lending support in a way that suits them.

As part of the Community Bank

model, local banking also helps support local communities. Unlike traditional banking models, profits generated by Community Bank Avoca, Maryborough and St Arnaud are reinvested in the region through grants, sponsorships and community partnerships.

To date, more than \$2.8 million has been returned to communities across Avoca, Maryborough and St Arnaud.

"When people choose to bank with us, they're not only investing in their own financial future, they're helping create positive outcomes for the broader community," Ms Earl said.

"Our customers have helped make more than \$2.8 million in local community investment possible. That's something people can feel good about when choosing who they bank with."

Whether you're an existing customer or new to Bendigo Bank, the lending team is ready to help you get the most out of your home loan.

Anyone interested in reviewing their current home loan, discussing their first home purchase, or exploring other lending options is encouraged to contact Community Bank Avoca, Maryborough and St Arnaud on 5461 4384 to arrange a conversation.

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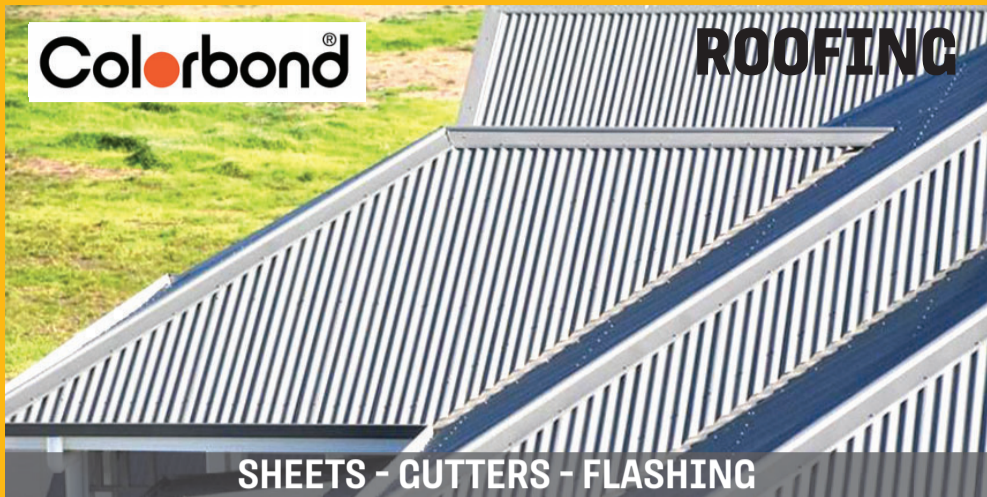
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# FIVE HOME DESIGN, RENOVATION AND HOUSING TRENDS IN THE CENTRAL GOLDFIELDS SHIRE AREA

The Central Goldfields Shire property market is evolving, shaped by changing lifestyles, affordability and a growing demand for flexible, sustainable living.

From heritage home renovations and energy-efficient upgrades to smaller rural lifestyle properties and low-maintenance designs, homeowners and buyers are embracing trends that balance country charm with modern convenience.

These emerging preferences are helping to redefine what home looks like across the region.



## Smaller rural-lifestyle blocks

One of the biggest planning trends is a push toward more housing diversity. The shire is actively reviewing opportunities to convert some large rural-residential lots into smaller lifestyle allotments (around 4000m<sup>2</sup> rather than 40,000m<sup>2</sup>), particularly around Maryborough and Carisbrook. This reflects market demand for smaller lifestyle lots.

## Higher-density housing discussions

While Central Goldfields remains predominantly detached housing, councils are actively considering where more medium-density development could occur. This includes townhouses, smaller-lot subdivisions and infill housing around Maryborough. Community debate around recent development proposals suggests housing supply is becoming a significant local issue.

## Demand for low-maintenance homes

The shire's population profile is older than the Victorian average, which is influencing housing demand. Single-level homes, accessible bathrooms, wider doorways and easy-care gardens are increasingly sought after. Planning documents specifically note the need to accommodate an ageing population.

## Heritage renovations with modern interiors

The Central Goldfields has a large stock of Victorian-era and Federation homes. Buyers are increasingly preserving original façades, verandahs, fireplaces and pressed-metal details while modernising kitchens, bathrooms and energy performance. Recent investment in historic buildings around Maryborough reflects broader interest in heritage restoration.

## Energy-efficient upgrades

Across regional Victoria, rising energy costs are driving. Ways to limit costs include:

- Double glazing
- Better insulation
- Heat-pump hot water systems
- Solar PV with batteries
- All-electric homes replacing gas

Sustainability and lower running costs are now major selling points for new builds and renovations.

## Multi-purpose rooms for remote work

Many buyers moving from larger centres such as Bendigo, Ballarat and Melbourne want:

- Home offices
- Studio spaces
- Workshop sheds
- Flexible guest accommodation

Homes with adaptable floor plans are attracting strong interest, particularly among semi-retirees and hybrid workers.

## Outdoor living and productive gardens

A distinctly regional trend is combining lifestyle and self-sufficiency:

- Large covered outdoor entertaining areas
- Raised vegetable gardens
- Chicken coops
- Rainwater harvesting
- Fruit trees

Many buyers are drawn to Central Goldfields specifically because they can afford larger blocks than in nearby growth centres.

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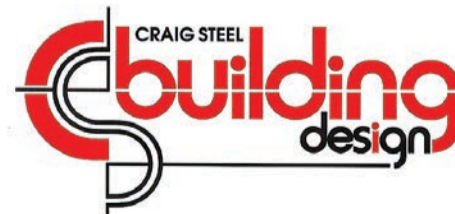
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# XERISCAPING IN THE GOLDFIELDS

Creating a successful low-water garden — or 'xeriscape' (pronounced ZEER-uh-skay-ping) — in the Central Goldfields is about working with the landscape and weather patterns rather than fighting them.

Xeriscaping is a low-maintenance landscaping method focused on water conservation. Hot, dry summers, variable rainfall and often challenging soils make this region perfect for a thoughtfully designed xeriscape that still looks layered, textured and alive year-round.

Here's our top tips to help you maintain a beautiful, low-water garden.



## Choose the right plants

Start with plants that are already comfortable in these conditions. Natives are the backbone of a successful goldfields' garden: correa, banksia, westringia, melaleuca and bottlebrush handle heat and dry spells beautifully once established.

For softer colour and fragrance, Mediterranean plants like lavender, rosemary and sage fit right in, while groundcovers such as pigface, sedum and euphorbia help protect the soil and reduce water

loss. Group plants with similar water needs together and plant fairly densely so foliage shades the soil and limits evaporation. Resist the urge to fill large gaps with yuccas; aside from being spiky and highly invasive, their leaves are very toxic to dogs, cats and horses.



## Rocking out

Rocks are your secret weapon here. Using local stone or gravel not only reflects the goldfields' natural character, it also adds depth, structure and thermal mass to the garden. Large feature rocks can anchor planting areas, while smaller stones and gravel paths create visual flow and reduce areas that need watering. Rocks also help slow runoff and keep soil temperatures more stable through extreme heat.

## Mulch, mulch and more mulch

Mulching is absolutely key in a low-water garden. A thick layer of organic mulch (like bark or wood chips) or gravel mulch dramatically reduces evaporation, suppresses weeds and improves soil health over time.

In the Central Goldfields' often sandy or clay-heavy soils, improving the soil with compost before planting — and then sealing that improvement in with mulch — makes a huge difference to long-term water efficiency.

## When to plant

Planting in cooler months gives roots time to settle before summer arrives, setting your garden up to thrive with minimal intervention. As plants establish, gradually reduce watering and allow them to adapt to natural rainfall patterns, setting your garden up to thrive with minimal intervention.

Water deeply but infrequently, especially during the establishment phase, so moisture reaches deeper into the soil and encourages strong, drought-resilient root systems. Avoid light, frequent watering, which keeps roots shallow and more vulnerable to heat stress.



With the right plants, smart use of rocks, consistent mulching, and attention to nature's patterns, a low-water garden in the goldfields can be both resilient and beautifully connected to its environment.

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# BUILDING A LEGACY

**V**eteran local builder Daryl Maffescioni has been recognised for his more than 50 years in the industry, reflecting on the legacy he's built for his family.

Daryl was presented with a certificate and trophy from the Housing Industry Association (HIA) recently, marking his five decades with the body.

Starting his building career with Phelan & Sons in the mid 1960s, it was July of 1976 that Daryl, along with his wife Val, decided to make a change and start their own business.

"Working for Phelans was a learning curve for me, I was putting in a lot of time with them and I thought maybe I'd be better off spending that time on my own business," he said.

"I really enjoyed my time at Phelans but I also wanted that change so I started off on my own in 1976 and the rest is history.

It was at the inception of his own building business that Daryl joined the HIA, the representative body for Australia's residential building industry.

A requirement to be registered as an independent builder, Daryl admits it was something he hadn't thought much about until he received a call informing him of his 50 year award.

"I definitely didn't think I'd be doing this for that long when I started — it's one of those things you don't think about," he said.

"That being said it is nice to receive some recognition for being a loyal member."

A familiar face on many construction sites across the district, Daryl has had a hand in more building projects than he can remember.



Daryl and Val Maffescioni (right) have been recognised for their 50-year membership to the Housing Industry Association, celebrating the milestone with family..

"I've been involved in a lot of projects around the town since going out on my own," he said.

"We built the Shire of Tullaroop office in Clarendon Street which has since been knocked down.

"Most recently we did a bit of work at the Bristol Hill tower restoring that, that was a good little project"

From building homes, businesses, council offices and everything inbetween — Mr Maffescioni also built a legacy for his family.

In 1987 his son Aaron began his building apprenticeship with Daryl and just three years later, his other son Dean did the same.

Now, both Aaron and Dean employ their sons with their respective building businesses — with Aaron's centred around domestic builds, and Dean's focusing on the commercial side of the trade.

"My grandfather worked at the knitting mill until he was 76 and I wanted to be in work at least as long as he was. I'm 78 now and I'm pretty happy with that," he said.

"Doing that work and getting to where I am today, especially given the family's involvement is a nice thing. Our family have been here for generations and it's nice for that to continue."



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# RECYCLED TYRE PLANTER IDEAS

Old tyres can be recycled in many creative ways to add character and function to a garden.

If you have some old tyres piled up in your yard, why not transform them into something functional and unique for your garden?

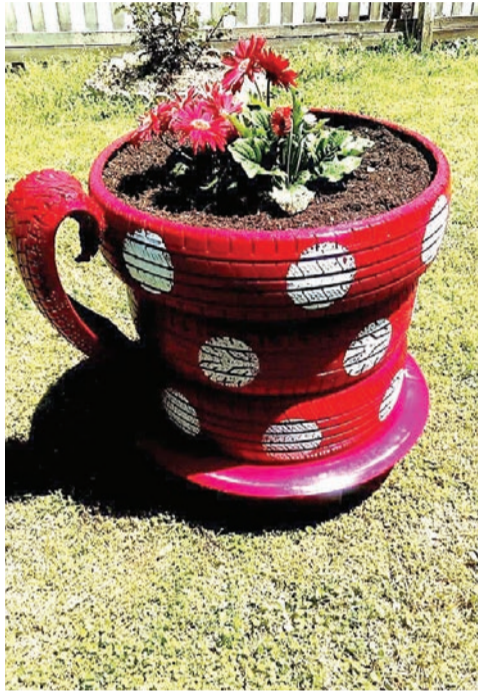


## Tyre swans

Tyre swans were a staple of Australian suburban kitsch throughout the 1960s. Crafted by cutting, inverting, and painting old car tyres to form an elegant swan shape, these decorative objects can be filled with flowers and placed in pairs or by themselves in gardens and on porches.

## Tyre tea cups

Another fun idea is creating tyre tea cups. Stacked and painted tyres can be transformed into oversized garden teacups that make unique planters or eye-catching ornaments for outdoor spaces. Get your kids to help with the painting!



## Garden bed

Old tyres can also be turned into simple raised garden beds. By placing a tyre on the ground and filling it with soil, you can create a simple planting area for flowers, herbs, or vegetables (a stack of tyres is a great way to grow potatoes!).

This helps keep plants contained while giving unwanted tyres a useful new purpose.

## Caterpillar

To make this unique and cheerful garden bed, you'll need around 12-14 standard car tyres. Paint them all yellow or green, then embed all but one of them in the area you'd like your garden to be in.

Take the final tyre and fit a round piece of wood to one side and also paint it to match the others, adding a face. Securely attach this final tyre upright to the edge of the first bedding tyre. You can either grow flowers directly in each of the tyres, or sit potted plants inside them.



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Rental Yield

### Rentals:



**33 LEASED**  
past 12 months



**\$380 P/W**  
Median Price



**17**  
Median market days



**504**  
Renters Interested



### Professionals Maryborough

03 5461 1166

maryborough@professionals.com.au



# VISIT AVOCA RECYCLING CENTRE TODAY

## A treasure trove for renovators and tradies

### WANTED TO BUY OLD CARS



### WE PAY CASH FOR UNWANTED CARS

Make space in your driveway, shed or yard.

### GOT SCRAP? SELL IT TO US!



We buy all non-ferrous metals  
(batteries, copper, brass)  
Best scrap metal buyer in the district.

### NEED TO CLEAN UP A SPACE?



We rent bins ranging from 20 cubic metres to 4 cubic metres

Deceased estates – appraisal, collection and cleaning

**RING FOR A FREE QUOTE**

### RENOVATING ON A BUDGET? VISIT US FOR:

- Recycled and new building materials
  - Interior and exterior doors
  - Large range of window frames
  - 1000 litre pods
  - Wardrobes
  - Fridges
  - Desks
  - Bric-a-brac
  - And much more!



Floating floorboards  
\$30 p/m<sup>2</sup>

# AVOCA RECYCLING CENTRE

*“We’ve got the lot!”*

28-32 Rowe St, Avoca | Phone Sid 0409 164 368 | 

Monday-Friday 8.30am - 4.30pm, Saturday 8.30am - 1.00pm

• Thirteen years of experience in the trade • New stock arriving each week