

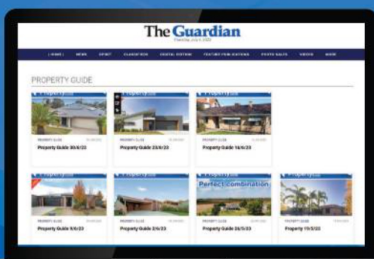


The Guardian Property Guide



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your dreams

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www.theguardian.com.au/propertyguide





31 River Street,
NYAH

3 1 3
\$510,000

Riverside retreat

NESTLED alongside the scenic Murray River, this beautifully updated three-bedroom home offers an ideal setting for both permanent living and weekend escapes.

The open-plan layout connects seamlessly to a dining area and kitchen equipped with electric appliances, a dishwasher, dual sink, generous storage, and a breakfast bar for easy entertaining.

The master bedroom features a walk-in robe and is complemented by two additional bedrooms, along with a renovated main bathroom showcasing floor-to-ceiling tiles, a feature tub, dual-headed shower, and private toilet.

Comfort is assured year-round with ducted reverse-cycle heating and cooling, gas heating, and a solar system.

A spacious backyard offers a safe play area for children.

The freshly painted interiors and abundant natural light flow through spacious, well-designed rooms created for everyday enjoyment.

Contact Lilliana from Broad Realty to arrange your inspection.



LILLIANA GOUDIE
Broad Realty, 0439 229 869



Lot 231/112 Coronation Avenue,
SWAN HILL

LAND
\$185,000

Lush beauty

A GENEROUS 800 square-metre allotment situated within stage 2 of Heirloom Estate, a peaceful retreat infused with the lush beauty of Swan Hill's landscapes and the refreshing embrace of country air.

This treasured land, lovingly held by a single family for generations, is now blossoming into a vibrant community for the next generation.

Situated in the heart of Swan Hill, Heirloom Estate offers easy access to all amenities and an enviable lifestyle, with land parcels thoughtfully designed around the site's natural features, including central parklands and ample space to breathe.

The master-planned streets and courts, reminiscent of cherished neighbourhoods from the past, invite a sense of nostalgia, where the sounds of street cricket and the laughter of children on bikes create a vibrant community atmosphere.

Now is your opportunity to design a space that truly embodies your future vision.

Contact Lilliana from Broad Realty to register your interest.



LILLIANA GOUDIE
Broad Realty, 0439 229 869

CALLING ALL BUILDERS, DEVELOPERS & INVESTORS



960m block of land in Swan Hill with council approval to build 4 apartments/units.

Includes all approved plans and soil test.

Great opportunity for high rental return.

\$180,000

Phone: 0419 116 952



129 Horace Street, SEA LAKE

FOR SALE

\$230,000

3 BED | 1 BATH | 2 CAR

Set on a generous 838sqm (approx.) allotment in a quiet pocket of town, this character-filled home presents an exciting opportunity for those with a vision. Behind the solid exterior lies a home ready for transformation, where charm and potential go hand in hand.

With solid foundations and a timeless country facade, it's the perfect canvas for first-home buyers, seasoned renovators or investors looking to capitalise on Sea Lake's growing appeal.

The layout includes three bedrooms, a central bathroom, and multiple living zones, with high ceilings, wide hallways and a flexible floorplan that invite fresh ideas while preserving a sense of history. The laundry also features a shower and separate toilet, adding to the home's practicality. Outdoors, a spacious backyard includes a shed and offers plenty of room for a garden or future entertaining area.

INSPECTION BY APPOINTMENT



Scan to find
out more
information!



broad-realty.com.au



Lilliana Goudie | 0439 229 869
SALES AGENT
lilliana@broad-realty.com.au



Charlotte Broad | 0411 207 321
DIRECTOR & LICENSED ESTATE AGENT
charlotte@broad-realty.com.au

17 Bronte Court, SWAN HILL

FOR SALE

\$175,000

RESIDENTIAL LAND | 679 SQM

Build your dream home in one of Swan Hill's most sought-after estates! Situated in the peaceful and family-friendly Southview Estate, this generous 679sqm block at 17 Bronte Court offers the perfect canvas for your new home.

Titled and ready to build on, this block is nestled in a quiet court just off Yana Street - an ideal location for families, first-home buyers, or savvy investors. With a wide frontage and ample space for a modern residence, the possibilities are endless.

Enjoy the convenience of being within walking distance to Ken Harrison Reserve, Swan Hill Specialist School, Swan Hill Primary School, and a range of other local amenities including shops, parks, and sporting facilities.

Don't miss your opportunity to secure a prime parcel in a thriving community!



Scan to find
out more
information!



broad-realty.com.au



Charlotte Broad | 0411 207 321
DIRECTOR & LICENSED ESTATE AGENT
charlotte@broad-realty.com.au



Lilliana Goudie | 0439 229 869
SALES ASSOCIATE
lilliana@broad-realty.com.au



Unit 4/13 Ashton Street,
SWAN HILL

2 2 1
\$553,000

Tranquil hideaway

UNVEILING a tranquil hideaway energised by the whisper of country air and a small community sense, this boutique compilation of four homes known collectively as The Ashton presents an architectural articulation of Swan Hill's charming heritage.

Blending landscaped gardens with modern architectural details, the four villas are brought to life by Swan Hill's finest in construction and design to deliver a refined lifestyle on the fringe of town.

Perfect for every chapter with a combination of two or three bedrooms and spacious entertaining domains, the sin-

gle-level layouts all offer a feature-heavy package.

Invest in this rare Swan Hill oasis, with four villas available, secure your position early to ensure you take full advantage of the list of inclusions available to your desire.

Contact Lilliana from Broad Realty to register your interest.



LILLIANA GOUDIE
Broad Realty, 0439 229 869



6 Wallowa Drive,
SWAN HILL

3 2 2
\$878,000

Sophisticated living

SET in a quiet location close to Sun-TAFE, Barry Steggall Reserve, and just minutes from Swan Hill's town centre, this spacious family home offers modern comfort and lifestyle appeal with thoughtful features throughout.

Inside, natural light fills the open-plan living and dining area, flowing into a well-equipped kitchen complete with stone benchtops, a walk-in pantry, freestanding Westinghouse cooker, and Smeg dishwasher, perfect for everyday cooking and entertaining.

Glass sliding doors open onto a full-sized, north-south facing synthetic grass tennis court, for the ultimate low-maintenance experience.

The layout includes three generous bedrooms and two bathrooms, with the primary suite privately set at the end of the hall. It features a walk-in robe and a stylish

ensuite with an oversized shower and dual vanity, hidden behind a modern glass barn door.

A second living room offers flexibility for growing families, ideal as a children's retreat or home theatre.

Extra features include split-system heating and cooling, a guest powder room, full laundry with rear access, and a double garage with internal entry and storage space.

With a seamless indoor-outdoor flow and a full-size tennis court, this home brings together everyday comfort and lifestyle-focused design.

Contact Lilliana from Broad Realty to arrange your inspection.



LILLIANA GOUDIE
Broad Realty, 0439 229 869

Elders

EXPRESSION OF INTEREST



**Closing midday Friday 29
August 2025 at Elders Swan Hill**

**All Year Round Production, Versatile Irrigation,
Development Potential**

'WOOLAHRA' Vinifera Vic 95.5ha/236.07ac*

- Located 22km* from the regional centre of Swan Hill and Melbourne 362km*
- Outstanding 50sq home under roof encompassing open plan living, kitchen and dining; main bedroom plus ensuite, two bedrooms and office, double garage and inground pool.
- Combination of GMW pipeline irrigation water and town water to the property.
- Modern improvements include extensive shedding infrastructure as machinery storage and vegetable grading and packing facilities. Also, 18kw solar system, 30kva generator for emergency power backup, 21 pallet coolroom and large enclosed hay shed, intensive cattle feed pens.
- Maximise production using 17ha/42ac* permanent and 4ha/10ac* semi-permanent overhead irrigation on premium undulating red sandy loams. 158ac* potential development.
- Proven producer of quality and in demand vegetables during winter months using the local favoured winter climate.

*Denotes approximate



eldersre.com.au | 300P182924
Elders Swan Hill 03 5036 0100
Matt Rowlands 0447 818 304
Peter Robertson 0417 636 348

www.eldersrealestate.com.au



You'll love life at Tower Hill

Stage 15 release – Now selling!



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website or scan QR code

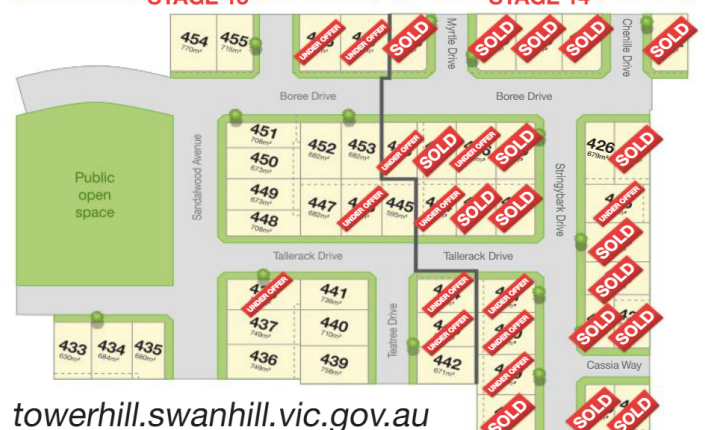


STAGE 15

Stage 15		
433	630	\$184,000
434	684	\$185,000
435	680	\$186,500
436	749	\$194,000
437	749	\$194,000
438	807	UNDER OFFER
439	758	\$196,000
440	710	\$191,000
441	736	\$194,000
442	671	\$189,000
443	612	UNDER OFFER
444	714	UNDER OFFER
445	595	\$183,500
446	682	UNDER OFFER
447	682	\$185,000
448	708	\$196,000
449	673	\$194,000
450	673	\$196,000
451	708	\$197,000
452	682	\$185,000
453	682	\$185,000
454	770	\$197,000
455	715	\$197,000
456	797	UNDER OFFER
457	833	UNDER OFFER

STAGE 15

STAGE 14



towerhill.swanhill.vic.gov.au



Majestic Murray River Frontage

597 Tyntynder Central Road, Tyntynder, Vic

- Welcome to an exceptional rural lifestyle property and enjoy a front row seat to one of nature's finest shows
- The property boasts a modern Australian homestead with classic traditional period features including 10 foot ceilings with ornate cornices, a country style kitchen with butler's pantry, stained timber French doors and double hung windows, wide verandas, a screened alfresco area, bedroom box windows and seats and a claw foot bath
- With commanding elevated views, the stunning home comprises a formal entry, huge central open plan kitchen, dining and living area, five bedrooms – all with walk-in or built-in storage, two with stylish ensuite bathrooms, a study, large family bathroom, powder room, laundry and a large timber decked alfresco area with servery from kitchen
- Fully insulated including under-floor, double glazed windows, split system RCAC units, cosy wood heating, carpeted bedrooms, tiled wet areas, vinyl plank flooring, stone kitchen bench tops and marble vanity tops
- Triple garage with built-in storage and panel lift doors, a 24m x 9m insulated Colorbond shed with 4m clearance, concrete floor, 3 phase power and hoist, 45,000 litres rainwater storage tanks, vegetable garden boxes, children's playground equipment and sweeping lawns with pop up sprinklers
- Approx. 60 acres dryland farming currently sown to barley, two megalitres stock and domestic water with direct diversion via a 3 phase, 2 inch electric pump

Price: \$1,550,000

Inspection by appointment



Agent Darren Scarce

M 0419 354 061

dscarce@brcagents.com.au



5 3 3



4 2 4 965m2

Expect The Unexpected

31 Ashton Street, Swan Hill, Vic

- Modern family home on a private, spacious allotment at the west end of Ashton Street
- Showcasing a blend of contemporary and traditional features, this nature home features 9 foot ceilings, double glazed windows, split system RCAC, ceiling fans, ducted vacuum, and a 5.3 star energy rating
- Double garage with direct home access
- Additional features include a fully insulated, concrete floor and power and a 3m x 8m carport for the car, trailer, long concrete driveway with gates, secure boundary fencing

Price: \$775,000



Agent Darren Scarce

M 0419 354 061

dscarce@brcagents.com.au



3 1 1

Exceptional Three Bedroom Townhouse

6/10 Betts Court, Swan Hill, Vic

- Modern comfort and convenience, security, space and style sum up this immaculate three bedroom townhouse
- The size will surprise as you enter a spacious, open plan living and dining area bathed in natural light with carpet and tile floors which flows onto a stylish white kitchen complete with a breakfast bar
- A real highlight of this home are the three very large bedrooms, all with carpet and built-in robes
- Live in comfort all year round with fully ducted split system RCAC
- Private rear courtyard facing east, concreted for outdoor furniture and attractive, easy care gardens

Price: \$525,000

Inspection by appointment



Agent Darren Scarce

M 0419 354 061

dscarce@brcagents.com.au



5/16 Gummow Street,
SWAN HILL

2 1 1
\$399,000

Privacy, position, price

TUCKED away at the rear of a central complex, this unit has just a big price reduction and is a prime buy for the discerning investor or owner-occupier.

Two roomy bedrooms, an open-plan living area, a private rear outdoor area and limited garden maintenance offer a comfortable life.

This is in strolling distance from the CBD, the hospital, sporting facilities, schools,

the restaurants, the movies and more. Offering an easy, quiet and secure life and now at great value, this is a well-rounded package.

Call John Monahan at LJ Hooker now on 5033 1331 and arrange an inspection.

LJ Hooker

JOHN MONAHAN
LJ Hooker, 0427 292 965



2/22 & 4/22 Gray Street,
SWAN HILL

PRICE AVAILABLE
UPON REQUEST

Unit investors

THESE two similar units are tucked away in a small four-unit complex on Gray Street, available for purchase together or separately.

The combined units presents an opportunity for one embarking on their investment journey to purchase two cheaper properties rather than one more expensive investment.

Unit 2 is a single bedroom unit which has had a recent makeover and is as cute as a pin, with a reliable long-term tenant.

Unit 4 in the same complex is a larger

two-bedroom unit that has undergone some upgrading, with still more opportunity to improve the presentation to increase the rental value or add a personal touch for an owner/occupier.

Contact LJ Hooker to discuss options and arrange a viewing.

LJ Hooker

JOHN MONAHAN
LJ Hooker, 0427 292 965

57-59 Dillon St, Ultima



For sale: Expression of Interest

Closing: 27 August 2025 at 3pm

Contact: Sarah Nightingale 0481 619 591



Find out more

VicTrack



28 Pritchard Street,
SWAN HILL

4 2 5
\$620,000

Spacious family home

LOCATED right on the doorstep of the the hill, this substantial brick veneer home has family written all over it.

Four bedrooms, two bathrooms, three living areas and five car spaces are just the start of the comfort awaiting the new owners.

A recent substantial makeover to the living areas transformed the kitchen, the L-shaped lounge and dining space, the roomy meals area adjoining the kitchen and the large family room across the rear of the home.

Nestled just off Stradbroke Avenue only minutes' walking distance from schools, sporting facilities and two corner stores, this home is private and has room for the pool, an even larger shed or perhaps an al fresco.

This is a secure, spacious family home. Contact John at LJ Hooker to arrange a private inspection.

LJ Hooker

JOHN MONAHAN
LJ Hooker, 0427 292 965



SECOND RELEASE NOW SELLING

MURRAY DOWNS DRIVE

MURRAY RIVER

MURRAY DOWNS GOLF CLUB

31M RIVER FRONTAGE

RIVERFRONT LOT
Lot 32, with absolute river frontage, will be available for sale by a separate Expression of Interest campaign.
Contact us to discuss the opportunity to live right on the Murray River.
John Monahan
0427 292 965

RIVERSIDE

Murray Downs

Where the River meets the Course

THE CHOICE IS YOURS

Whether you're seeking a rare riverfront lot, a golf course frontage lot, or a home site Riverside provides the relaxed lifestyle you deserve.

Located just minutes from urban facilities, this exceptional setting is situated on historic Murray Downs Station.

FOR SALES ENQUIRIES

John Monahan
0427 292 965



50 Coronation Avenue

Swan Hill

Rare 2 Storey Family Home

Create Your Dream Lifestyle

Let your imagination go as you redecorate/reconfigure/re-orientate this large family residence to put your lifestyle onto another level. And the large wide block is a blank canvas for your own private garden along with six car spaces – the landscaping options are limitless. The rich internal timber finishes, the balconies front and rear are great raw material – let's go!

ljhooker.com/JGGFCF

For Sale

\$685,000

View

By appointment

Agent

John Monahan 0427 292 965



LJ Hooker Swan Hill (03) 5033 1331



36 Kidman Reid Drive

Murray Downs

Premium home Site

Near River Location

Arguably the most prized address in the district, among many attractive residences. This large 1207 sqm block has unique design features and gorgeous leafy trees that provides the opportunity for you to do something very special.

This is a great location for your forever home and offers you peace, tranquillity and privacy on historic Murray Downs station 100 metres from the river.

ljhooker.com/JF5FCF

For Sale

\$410,000

View

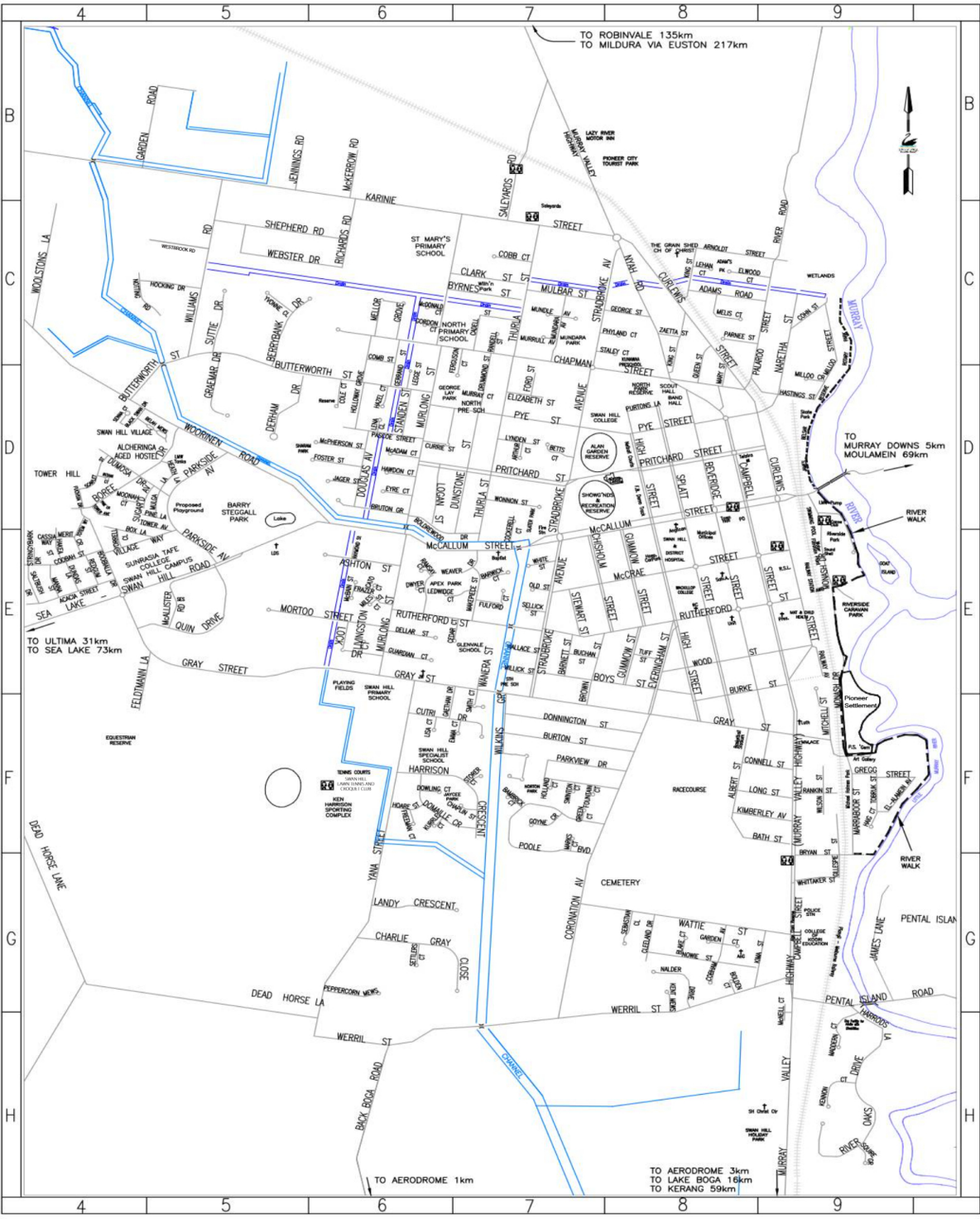
By Appointment

Agent

John Monahan 0427 292 965



LJ Hooker Swan Hill (03) 5033 1331



LIST YOUR PROPERTY

List your property now, and reap the financial rewards!

Buy, sell or rent... the options are endless

Contact one of your local agents today!

Ray White

199 Campbell Street, Swan Hill
Office: (03) 5032 2507
Cameron Smits 0436 001 821
Mick Kelly 0407 725 443
www.raywhiteswanhill.com.au

LJ Hooker

310 Campbell Street, Swan Hill
Office: (03) 5033 1331
John Monahan 0427 292 965
www.ljhooker.com

Noel Watson Real Estate

353 Campbell Street, Swan Hill
Office: (03) 5032 4800
Leanne Salau 0438 001 915
Noel Watson 0408 272 741
www.noelwatson.com.au

BR&C Real Estate

209 Karine Street, Swan Hill
Office: (03) 5032 2748
Joe O'Reilly 0427 329 911
Darren Scarce 0419 354 061
www.brcagents.com.au

Elders Real Estate

52-54 Culewis Street, Swan Hill
Office: (03) 5036 0100
Peter Robertson 0417 636 348
Matt Rowlands 0447 818 304
www.eldersre.com.au

Graeme Hayes Real Estate

34 McCallum Street, Swan Hill
Office: (03) 4016 2005
Colin Balcan 0419 203 908
www.ghrealestate.com.au

Broad Realty

274 Campbell Street, Swan Hill
Charlotte Broad 0411 207 321
Lilliana Goudie 0439 229 869
www.broad-realty.com.au

Swan Hill Map Index

Name	Map Ref	Campbell St	D8	Elizabeth St	D7	Hawdon Ct	D6	McAlister Rd	E5	Pascoe St	D6	Squire Gr	H9	Yvonne Cl	C5
Acacia St	E4	Cassia Way	E4	Elwood Ct	C8	Hazel St	D6	McBain St	E6	Pental Island Rd	G9	Staley Ct	C8	Zaetta St	C8
Adams Rd	C8	Cato Ct	E6	Enma Ct	F7	Heath La	D5	McCallum St	E8	Peppercorn Mews	G6	Standen St	D6	Parks and Reserves	C8
Albert St	F8	Cedar Ct	E7	Everingham St	F8	High St	D8	McCrae St	E8	Phylind St	C8	Stewart St	D7	Adams Park	C8
Arnold St	C8	Chaplin St	E7	Eyre Ct	D6	Hoare St	F6	McDonald Ct	C6	Pine La	D4	Storer Ct	F7	Alan Garden Reserve	D7
Arthur Ct	D7	Chapman St	C7	Feldtman La	F4	Hocking Dr	C5	McNeill Ct	H9	Poole Blvd	F7	Stradbroke Ave	E7/D7	Apex Park	E7
Ashton St	E6	Chisholm St	E7	Ferguson Ct	D7	Holland Ct	F7	McPherson St	D6	Pritchard St	D7	Stringbark Dr	E4	Art Gallery	F9
Bambrick Ct	F7	Charlie Gray Close	G6	Ford St	D7	Holloway Gr	D6	Mellor Gr	C6	Purtons La	D8	Sugarwood Ave	D5	Barry Steggall Park	D5
Barnett St	E7	Clark St	C7	Foster St	D6	Jager St	D6	Merit Ct	D6	Quin Dr	D9	Tobrurk St	D7	Basketball Stadium	F8
Barwick Ct	E7	Clelland Dr	G8	Fountain Ct	F7	Karine St	B6	Melis Ct	C8	Queen St	D8	Tea Tree Dr	E4	Equestrian Reserve	F4
Beveridge St	F9	Cobb Ct	C7	Freeman Ct	G8	Kennon Ct	H9	Milloo Cr	D9	Thurla St	D7	Township Rd	D7	George Lay Park	D7
Black Swan Drive	D4	Cockrell Ct	E9	Fulford Ct	E7	Kima St	G9	Mitchell St	F9	Railway Ave	E9	Totum Way	E4	James Belcar Reserve	D9
Berrybank Dr	C5	Cohn St	C7	Fuchsia	D4	Kimberly Ave	F9	Monash Dr	F9	Ramsay Ct	C6	Tower Ave	D5	Ken Harrison Sport	F6
Betts Ct	D7	Cole Ct	D6	Garden Ct	G8	King St	C8	Moonah Ct	D4	Rankin St	F9	Tuff St	E8	Netball Courts	D8
Belah Mews	D8	Comb St	C6	Garden Rd	B5	Kurrie Ct	F6	Raymond St	E6	Raymond St	E6	Village Way	E4	North Park Reserve	D8
Black Swan Drive	D4	Connell St	F9	Gaethan Dr	F7	Landy Cres	G6	Redgum St	E4	Redgum St	E4	Wallace St	E7	Pioneer Settlement	F9
Boobialla Dr	D4	Cooah St	E4	George St	C8	Ledwidge Ct	E7	Richards Rd	C6	Wanera St	E5	Wattie St	E7	Riverside Park	E9
Boree Dr	D4	Coronation Av	G7	Gerrard St	D6	Legge St	D6	Ritani Ct	D4	William Rd	E4	Wattie St	E7	Rotary Park	D9/C9
Boys St	E8	Dellar St	E6	Gillespie St	F9	Lehan Ct	C8	River Oaks Dr	H9	Willcock St	E7	Weaver Dr	C5	Showground	D7
Box La	E4	Dormaille Cr	F6	Gordon Ct	C6	Lena Close	D6	River Rd	B9	Wilson St	F9	Webster Dr	C5	Skate Park	D9
Brown St	F7	Donnington St	F6	Goyme Cr	F7	Lisa Ct	E6	Rutherford St	E7	Werrill St	H7	Werrill St	H7	Swimming Pool	D9
Bruton Gr	D6	Dundas Dr	D4	Graemer Dr	D5	Livingston Ct	F6	Saleyards Rd	B7	White St	D8	White St	D8	Tennis Courts	F6
Bryan St	G9	Dwyer Ct	E6	Gray St	F7/E4	Lock Dr	E6	Salisbury Dr	E4	Whittaker St	G9	Whittaker St	G9	Tower Hill	D4
Buchan St	E7	El Alamein Av	F9	Green Ct	F7	Logan St	F7	Scarlet St	G8	Wilkins Gr	F7	Wilkins Gr	F7	Railway Station	E9
Burke St	F8			Gregg St	F9	Long St	F9	Sea Lake S/Hill Rd	E4	Williams Rd	C5	Williams Rd	C5	Township Information	E9
Burton St	F7			Guardian Ct	D6	Lynden St	D7	Notting Rd	C3	Sebastian Ct	E7	Wilson St	F9	R.S.L.	E9
Butterworth St	D6			Gumnow St	E8	Madden Ct	H9	Nowie St	G8	Sellick St	E7	Wilson St	F9	Cemetery	G8
Byrnes St	C7			Heath La	D5	Makepeace St	E7	Nyah Rd	C8	Senna Ct	D4	Wonnont Ct	D8	Emergency Services	D7
Cadell St	C7			Haig Ct	D5	Manna St	E4	Old St	E7	Fire Station	D8	Wood St	E8	Fire Station	D7
				Hakea St	E4	Marks Ct	F7	Palaroo St	C9	Settlers Ct	G6	Woolstons La	C4	Hospital	E8
				Harrison Ct	F7	Marraboor St	F9	Parkside Dr	E5	Shepherd Rd	C5	Woolstons La	C4	Police Station	G9
				Harrods La	H9	Mary St	D8	Parkview Dr	F7	Smith Ct	F7	Yana St	G6	S.E.S.	E5
				Hastings St	D9	McAdam Ct	D6	Parnee St	C8	Splatt St	D8	Yorrell Ct	E4	Municipal Offices	D8