

The Guardian Property Guide



6 Moonah Court,
SWAN HILL

5 3 2
\$940,000

Thrive and entertain

**The Guardian
Property
OF THE WEEK**

GRAEME HAYES
REAL ESTATE

COLIN BALCAM
Graeme Hayes Swan Hill, 0419 203 908

THIS two-storey home in the acclaimed Tower Hill estate has the living space and amenities for a family to thrive and entertain.

Sitting at the end of Moonah Court, the home is in a secluded, quiet neighbourhood setting while still having quick access to Steggall Park and the Swan Hill

CBD.

The lower floor is dedicated to family living, with an open-plan living, dining and kitchen space and one of the five bedrooms serviced by a secluded powder room.

CONTINUED — Page 2



>>> View our interactive guide online at
www.theguardian.com.au/propertyguide





FROM — Page 1

The kitchen is separated with a wide island stone bench fitted with a double sink, and has a dishwasher and Smeg free-standing 900mm oven and stove.

The walk-in pantry behind the kitchen has ample storage and power points.

Set the ambiance with stylish pendant lights above the island and in the entryway, or with the abundant down-lights.

There is ample space for a large, family-sized couch and eight-seater dining table with room to spare.

The backyard extends the living space with a spacious undercover entertaining patio, complete with a kitchenette fitted with a sink, and generous lawn area.

Upstairs is a second large living room with a terrace overlooking the streetscape, with enough room to enjoy a morning coffee or to wind down after work in the calming evening air.

The living room is also fitted with in-built storage and an office nook.

Down the hall are the other four bedrooms, with the three secondary bedrooms fitted with carpet, ceiling fans and built-in



wardrobes.

The main bathroom is entirely separated, with the toilet, powder room and bathroom divided, including a separate bath and shower.

The primary suite at the end of the hall includes wide windows overlooking the backyard, as well as a well-appointed walk-through wardrobe with plenty of hanging, drawer and shelf storage, and an ensuite.

The ensuite has a double vanity, shower and the toilet is sequestered in a separate room.

The pool, set behind an unobtrusive glass fence, is complete with a pool house, complete with a kitchenette and a bathroom as well as space for a guest room or rumpus room.

The deck includes a spa and another bench space suitable for food preparation, and behind that is the fire pit, for the ultimate entertainer's space.

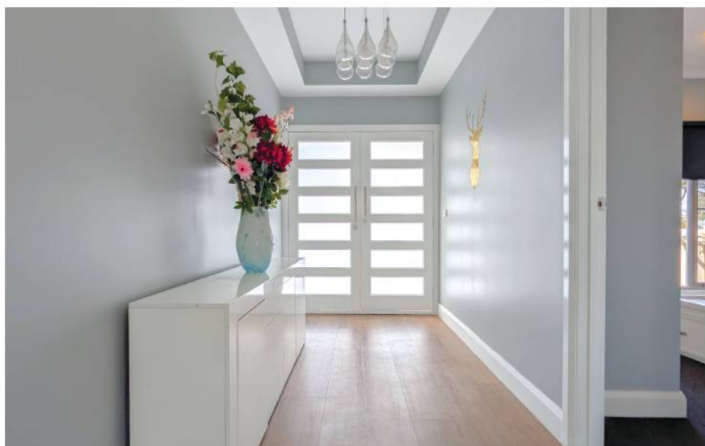
Espalier citrus trees line the fence along with gardens that are well becoming established.

The 9m by 5m Colorbond shed at the rear of the property provides secure storage space and rear lane access.

The double-wide garage with automatic doors has indoor access and has a single-car roller door to the rear for backyard access.

The home is fitted with ducted reverse cycle heating and cooling, as well as ceiling fans and split system air conditioning throughout.

Contact Colin Balcam at Graeme Hayes to arrange a private inspection.



GRAEME HAYES

REAL ESTATE

34 McCallum St



6 Moonah Court **SWAN HILL**

5 3 2

MASSIVE FAMILY HOME

Set in a quiet court at Tower Hill, this quality builders own home ticks all the boxes. Luxury, comfort and functionality, designed for families in mind.

- 5 generous bedrooms (BIR's)
- 2 huge living rooms
- 3 bathrooms

- Kitchen stone benches & pantry
- Garage, shed, large covered deck
- Pool room & IG pool

For sale: \$940,000

Inspect by appointment

Colin Balcam
0419 203 908



1 Sellick Street **SWAN HILL**

5 2 1

FIVE BEDROOMS, TWO BATHROOMS

Five bedroom, two renovated bathrooms, court location, close to town, good shed, got your attention?

- Two renovated bathrooms
- Modernised kitchen
- Five decent bedrooms (robes)

- Above ground pool
- Ducted evap cooling & gas log fire
- 10m x 5m shed

For sale: \$439,000

Inspect by appointment

Colin Balcam
0419 203 908

SOLD

YES WE ARE SELLING

SOLD

These properties were sold in the past 14 days (off market), not advertised, just quietly listed.

- 34 Mulbar Street, Swan Hill
- 40 Pye Street, Swan Hill
- 6 Kinghorn Lane, Nyah West

Advertised homesites:

"Silk Place" Murlong Street, Swan Hill
13 out of 16 under offer

Terrific sales results in the past 2 months have left us short listed.

If you are thinking of selling contact
Colin Balcam (GH Real Estate) 0419 203 908



40 Burton Street,
SWAN HILL

2 1 2

PRICE REDUCED \$210,000

Renovator's dream

THIS property is calling for a renovator, tradie or visionary to realise its potential.

Sitting on a generous 741m² block, there is space to extend this classic two-bedroom home with an additional sleepout or create a backyard retreat.

The home has strong bones, so the new owner has the opportunity to transform this tired gem into something truly special.

The property comes ready for a renovator with a large 10m by 10m shed, ideal for storage, workshop, or hobby space.

This property needs a lot of love, but with the right vision, it could become a comfortable family home or a viable investment.

With space, location and potential, this is a rare opportunity to renovate and reside, flip for profit, or create your dream workshop and retreat.

RayWhite

MICK KELLY

Ray White Swan Hill, 0407 725 443



2326 Stony Crossing Road,
STONY CROSSING

2 1 1

PRICE REDUCED \$695,000

Take me to the river

PREPARE to be amazed at this property that is literally as rare as hen's teeth.

Four Acres of secluded Wakool River frontage with a Western Red Cedar "Queenslander" home consisting of an open kitchen/lounge, two bedrooms, one Bathroom and a sleepout, as well as an enclosed veranda with storage room and beautiful river views.

This property has been owned by the same family for over 150 years and now could be yours.

"River View" is only 20 minutes from Swan Hill and accessed off the Swan Hill-Balranald Road.

It's a fisherman's dream and could easily be your year-round home or the envy of all your friends and family as a weekend.

Included on the property is the original

home that could be renovated into anything and sits across from the timber lined roundabout.

To the left of the main house is a lock-up storage and workshop shed with a carport currently used for storing the boat.

Direct and private complete river frontage is just over the levy and is located in an excellent part of the Wakool River, which is renowned for some big catches over the years.

Be quick to catch this unique property before it's gone to a lucky family once again.

RayWhite

CAMERON SMITS

Ray White Swan Hill, 0436 001 821

CALLING ALL BUILDERS, DEVELOPERS & INVESTORS



OFFERS INVITED

960m block of land in Swan Hill with council approval to build 4x2brm apartments.

Includes all approved plans and soil test.

Great opportunity for high rental return.

\$180,000

Phone: 0419 116 952

Find the house of your dreams **The Guardian PropertyGuide**

>>> View our interactive guide online at www.theguardian.com.au/propertyguide

The Guardian
www.theguardian.com.au



STAGE 15

You'll love life at Tower Hill

Stage 15 release – Now selling!



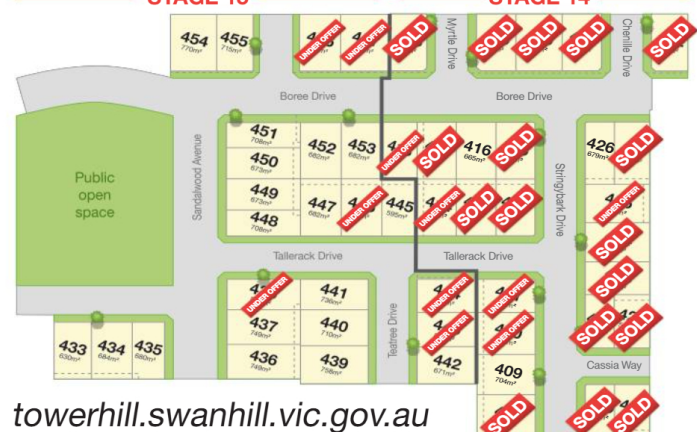
For more information visit website or scan QR code



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	\$196,000
450	673	\$197,000
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





The Vintage

STEEPED IN LEGACY



GOLF COURSE FRONTAGE HOME SITES

Like so many valued things in life, some addresses just get better with time. Now, 30 years after the neighbourhood was first developed, this original subdivision has matured into one of the region's most prestigious addresses.

Therefore, the timing is now right to release these few remaining golf course frontage lots to fulfill the expectations of a deserving market.

Vintage is a bespoke small development of only four lots, each with a wide 26 metre frontage to the superb 14th tee and fairway. The lot sizes at Vintage range from 909 square metres to a huge family site of 2450 square metres, each just perfect for your forever home.

Join the privileged few on the course at Murray Downs.



5033 1331

John Monahan 0427 292 965



28 Pritchard Street Swan Hill

Spacious Family Home – 3 Living Areas

Great Central Location, Quiet Neighbourhood

Located just down the street from sportsgrounds, aquatic centre, childcare and a corner store, this is a sensational family location, and the floor plan of this classic brick veneer is all about multi-generational living.

The fully renovated kitchen and meals space is the hub of this very roomy home – ideal for big family gatherings where the gang can spill out into the I-shaped lounge and

dining room to the east or perhaps into the huge family room to the rear of the home.

The living rooms of the home have had a recent makeover and provide the lifestyle your family deserves. To the front of the home, the 4 bedroom wing provides the opportunity for you to add your own taste.



For Sale

\$620,000

View

Call for appointment

Agent

John Monahan 0427 292 965



LJ Hooker Swan Hill (03) 5033 1331

ljhooker.com.au/JGTF CF



NEW PRICE

3 2 2

1 Tea Tree Drive, Swan Hill

Welcome to your dream home! This stunning residence features a flexible floor plan perfect for any buyer. Situated on a corner block with no rear neighbor, it boasts impressive street appeal and unique features. Enjoy established lawns with a low maintenance garden and a convenient pop up watering system, allowing you more time to relax. The open plan design integrates the kitchen, dining, and living areas ideal for entertaining or unwinding. Highlights include a modern kitchen, stylish bathrooms, a master bedroom with an ensuite, ducted heating and cooling, abundant natural light, and a double garage. Easy access to schools, parks, shopping, and transport.

Sale
\$650,000

View
Sat-09-Aug-2025
9:00am to 9:30am

Mick Kelly
0407 725 443
mick.kelly@raywhite.com

Cameron Smits
0436 001 821
cameron.smits@raywhite.com

■ We bring the whole team

raywhiteswanhill.com.au



JUST LISTED

3 1 1

32 Burton Street, Swan Hill

This well presented, modern three bedroom home provides space, comfort and style, perfect for families, first home buyers or investors. It features two living zones ideal for relaxing, entertaining or working from home, plus a tidy kitchen with plenty of bench and storage space. A central bathroom adds convenience, while the generous main shed and multiple smaller sheds support hobbies or storage. Set on a well maintained, easy care block in a quiet, convenient location, this move in ready home ticks all the boxes.

Sale
\$355,000

View
Sat-09-Aug-2025
10:00am to 10:30am

Mick Kelly
0407 725 443
mick.kelly@raywhite.com

Cameron Smits
0436 001 821
cameron.smits@raywhite.com

■ We bring the whole team

raywhiteswanhill.com.au



SALE

4 2 2

33 Boree Drive, Swan Hill

Discover comfort and quality in this 3 bedroom MJB Building Projects built brick home in family friendly Tower Hill. Boasting two spacious living areas, a modern kitchen, and a seamless flow to the undercover outdoor entertaining area, it's perfect for year round living. Features include reverse cycle heating/cooling, ensuite to master, double garage with internal access, side access for trailers, powered shed with workshop, and a low maintenance yard. Ideal for families, investors, or downsizers.

Sale
\$678,000

View
Sat-09-Aug-2025
12:00pm to 12:30am

Cameron Smits
0436 001 821
cameron.smits@raywhite.com

Mick Kelly
0407 725 443
mick.kelly@raywhite.com

■ We bring the whole team

raywhiteswanhill.com.au



NEW PRICE

2163m2

17 Werril Street, Swan Hill

Seize the chance to build your dream home on this unique 2163m² block in prestigious Werril Street. This rare land offers endless design possibilities (STCA) and promises both prestige and potential. Create a modern masterpiece or cozy retreat in a sought-after neighborhood close to amenities, schools, and parks. Invest in a lifestyle of convenience, comfort, and future growth. Don't miss this opportunity-act quickly to make your dream a reality!

Sale
\$325,000

View
BY APPOINTMENT

Cameron Smits
0436 001 821
cameron.smits@raywhite.com

Mick Kelly
0407 725 443
mick.kelly@raywhite.com

■ We bring the whole team

raywhiteswanhill.com.au



51 Education Lane,
SEA LAKE

3 1 2
\$575,000

Seeing is believing

UPON entering through the front gates, you immediately feel the grandeur of this property and can sense the full renovation and transformation undertaken here.

Walking up onto the freshly rejuvenated decking and opening the stain glass front door, you are met with the stunning hallway that runs the length of the home, with its high ceilings, beautiful selenite crystal chandeliers and attention to detail, fresh paint and floorboards that run throughout the home treated in Brown Japan.

The rest of the home branches of this impressive thoroughfare, starting with the two bedrooms left and right upon entry, both with unique and bold colours, split system units and built-in robes.

The master bedroom doubles as your own private escape with fireplace, split system and plenty of natural light.

The main lounge/dining room has old world charm and a contemporary feel in

equal measures and leads into a kitchen that any chef would embrace.

The bespoke kitchen features high end appliances such as Bora induction cooktop with integrated cooktop extractor, 46 bottle dual zone wine fridge, stone bench tops and a beautiful colour scheme – it is the heart of the home.

The toilet/powder room with vanity precedes the large bathroom with walk in shower/glass panelling, full bath, imported tiles, floor heating, designer vanity with large mirror and the original frosted glass privacy window.

Laundry (with Bosch washer and dryer) is just off the back decking and is sleek and generous in size, great storage space and room for extra dry goods.

RayWhite

MICK KELLY

Ray White Swan Hill, 0407 725 443



8 Mellor Grove,
SWAN HILL

3 1 2
PRICE REDUCED \$419,000

Stellar choice

WITH a Mellor Grove address and neat presentation, this family-friendly brick veneer home has a lot to offer.

Polished timber floors create a welcoming entrance and feature throughout the kitchen and dining area.

Bathed in natural light, the living spaces are warm and homely for the family to enjoy good food and good times.

The neat bathroom includes a bath and separate shower and services all three generous-sized bedrooms, with toilet separate.

One of the bedrooms features sliding door access to the tiled rear deck, making

a great place to relax with a cuppa in the morning sunshine.

With evaporative cooling through the ceiling and split system in the lounge-room, the internal climate is under control.

In addition to the drive-through carport, the lock-up garage has a concrete floor and is connected to power.

The home is set for tenants or to move in and enjoy it yourself.

RayWhite

MICK KELLY

Ray White Swan Hill, 0407 725 443



553 Lakeside Drive,
LAKE BOGA

4 2 4
PRICE REDUCED \$670,000

Lakeside lifestyle

THIS sprawling 2056sqm parcel in one of Lake Boga's most tightly held locations, 553 Lakeside Drive, enjoys a front-row lake view.

The home's timeless character and striking street presence set the tone, with a thoughtfully designed, light-filled floorplan.

The well-appointed kitchen with electric appliances, walk-in pantry and dishwasher is the heart of the home, and opens to a sun-drenched living space that invites connection, comfort, and calm.

Sliding glass doors lead to a generous front patio where lake views stretch across the horizon.

Be immersed in the sights and sounds of nature while enjoying a morning coffee or hosting friends and family on the entertaining deck.

Four spacious bedrooms offer comfort and privacy, with the primary suite ser-

viced by a walk-in robe, ensuite, and lake views that feel like a luxury retreat.

The central bathroom services the additional bedrooms, perfect for family or guests and living spaces.

The landscaped gardens frame the home, while a secure carport ensures peace of mind.

A new 8m by 9m shed can be utilised as a workshop, boat storage, hobby haven or home gym.

The 15kW solar system can provide energy efficiency and long-term savings.

This property is available for inspection on appointment.

RayWhite

CAMERON SMITS

Ray White Swan Hill, 0436 001 821



30 Wakool Street,
TOOLEYBUC

4 2 2
\$645,000

Rare find

NESTLED in a no-through street in the peaceful township of Tooleybuc, this beautifully maintained four-bedroom, two-bathroom brick home offers the perfect blend of space and convenience.

Proudly built by AV Jennings in 1997 with a 25-year builder's guarantee, this property is a true hidden treasure set on just over half-an-acre of lush surroundings.

Boasting open-plan living, a modern kitchen with brand-new appliances, and two outdoor entertaining areas, this home is designed for effortless family living.

The double garage at the front provides ample parking, while the large concreted and powered shed at the rear – with lane access – is ideal for tradies, hobbyists, or storage for your boat or caravan.

With nothing left to do but move in and enjoy, this is an opportunity that must be seen to be truly appreciated.

A house of this quality and size is rarely seen these days, country living in true style and comfort.

With a fantastic pub, coffee shop, country club, golf and fishing on your doorstep and only 40km from Swan Hill.

Don't miss the chance to make this beautiful house your home.

Contact us today to schedule a viewing and start living the life you've always dreamed of.

RayWhite

CAMERON SMITS

Ray White Swan Hill, 0436 001 821



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



3 1 1

Dream Big

135 Thurla Street, Swan Hill, Vic

- Large 1060m2 block at the southern end of Thurla Street parkland, with side access to a large rear yard
- Perfect for the young trader or investor with a large shed and caravan or the first home buyer looking to move
- The brick home has been recently renovated with recent kitchen and bathroom
- Three bedrooms, two of which are very large with BIR and carpet
- Laminated timber flooring throughout living and kitchen areas, ducted evaporative cooling
- 8 solar panels, double garage/workshed, established garden with mature shade trees

Price: \$465,000



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





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



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



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



6 Wallowa Drive,
SWAN HILL

3 2 2
\$878,000

Sophisticated living

SET in a quiet location close to SUNTAFE, 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

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.

INSPECTION BY APPOINTMENT



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.



4 Cassia Way, SWAN HILL



\$665,000

4 BED | 2 BATH | 2 CAR

Delivering space, style and family-focused functionality, this well-appointed four-bedroom home is positioned in a quiet court within the ever-popular Tower Hill Estate. Designed for low-maintenance living, it features a generous layout, quality finishes and a relaxed sense of comfort throughout.

Two spacious living zones cater to both everyday living and entertaining. A formal lounge at the front offers a peaceful retreat, while the open-plan kitchen, dining and family area brings everyone together in the heart of the home. The kitchen is beautifully appointed with stone benchtops, stainless steel appliances, a dishwasher and a breakfast bar that encourages casual meals and conversation.

OPEN FOR INSPECTION

Saturday, 9th August from 10 - 10:30am



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



Scan to find out
more information!

broad-realty.com.au



37 Parkside Avenue,
SWAN HILL

3 2 2
\$995,000

Stylish living, parkside views

THE home at 37 Parkside Avenue, Swan Hill, offers a sense of space and thoughtful design, captured in the soaring entryway and crafted timber and stainless-steel staircase.

The kitchen is designed for both everyday living and entertaining, with solid concrete benchtops, sleek glass splashbacks, and quality appliances throughout.

The meals area flows into a large living space with 3m ceilings and a concrete feature wall inlaid with coins for an unexpected design touch that adds character and warmth.

Enjoy movie nights at home with a built-in Onkyo projector and a large screen that descends from the ceiling at the touch of a button.

The well-appointed laundry offers ample storage and includes a laundry chute from the primary ensuite for added convenience.

The upstairs primary suite has 180-degree views across Stegall Park through floor-to-ceiling, double-glazed windows.

The suite includes an ensuite, complete with dual copper vanities and a walk-in

shower wrapped in imported floor-to-ceiling tiles.

The other two bedrooms have 3m ceilings and expansive windows framing the parkland beyond.

The central bathroom blends form and function with dual imported marble vanities, a freestanding bath, and a walk-in shower.

Seven reverse-cycle, split system air-conditioners and ceiling fans throughout ensure year-round comfort.

Step outside to a generous alfresco space designed for relaxed entertaining.

Automatic blinds provide both shade and privacy as needed.

A converted container houses a custom timber bar with a dedicated outdoor kitchen space, perfect for barbecues.

An oversized double garage with rear lane access provides secure parking and easy access.

RayWhite

CAMERON SMITS

Ray White Swan Hill, 0436 001 821



169 Lakeside Drive,
LAKE BOGA

6 5 6
\$1,790,000

More than meets the eye

PREPARE to be captivated by this stunning five-acre lakeside estate, combining timeless charm with modern luxury.

Overlooking the serene Lake Boga, this property features a grand main residence with formal and informal living spaces, a gourmet kitchen, and a luxurious master suite with a spa bath and sitting room.

Two guest bedrooms, a cosy second lounge with a wood heater, and ample storage complete the main home.

Additionally, the property offers two

fully self-contained dwellings, perfect for guests or rental income.

Outside, enjoy lush gardens, two large lock-up sheds, water rights, solar panels and facilities for hobby farming or horses.

This is more than a home, it's a lifestyle. Don't miss your chance to secure this lakeside paradise.

RayWhite

CAMERON SMITS

Ray White Swan Hill, 0436 001 821



70-98 Yana Street,
SWAN HILL

Lot 9 927m² **\$249,000**
Lot 15 1196m² **\$295,000**
Lot 20 1235m² **\$305,000**

Ready to expand

SOUTHVIEW is part of a land release that is ready to expand Swan Hill's housing options.

Located 3km from the Swan Hill city centre, Southview allows access to the heart of town and everything it has to offer.

Swan Hill is a place of opportunity, set upon a thriving manufacturing hub that makes this city a highly sought-after home town by those who are driven by job prospects and opportunities.

Growing families can enjoy the playgrounds, parks, sporting hubs and schools

within close proximity.

In Southview you are never too far away from the central shopping district.

The price of each lot includes a rear fence and there are no easements on these allotments.

RayWhite

CAMERON SMITS

Ray White Swan Hill, 0436 001 821

MICK KELLY

Ray White Swan Hill, 0407 725 443



79 Rutherford Street,
SWAN HILL

LAND
\$235,000

Exceptional opportunity

LOOKING for a prime piece of land in Swan Hill?

Look no further than this fantastic 840 square-metre vacant block at 79 Rutherford Street.

This well-positioned land offers the perfect opportunity to build you dream home or multi-unit development (subject to council approval).

Key features:

Generous land size: Flat, clear land, offering plenty of space for your next project.

Ideal location: Situated in an established area of Swan Hill, this block is just moments away from local amenities including schools, parks, shops, and the Swan Hill town centre.

Development potential: Whether you're looking to build your dream home, a multi-unit development, this block offers excellent potential with flexible zoning options (check with the local council for specifics).

Investment opportunity: With its prime location and ample land size, this block represents a great long-term investment in a thriving regional hub.

Whether you're a developer, investor, or someone looking to build the perfect home, this block of land at 79 Rutherford Street is an opportunity not to be missed.

RayWhite

CAMERON SMITS

Ray White Swan Hill, 0436 001 821