

# The Guardian Property Guide



9 Stringybark Lane,  
SWAN HILL

4 2 2  
\$720,000

## Dreamy brick beauty



**RayWhite**

CAMERON SMITS  
Ray White Swan Hill, 0436 001 821  
MICK KELLY  
Ray White Swan Hill, 0407 725 443

**THIS** charming and spacious four-bedroom brick home holds ample potential for the next family to call it theirs.

Complete with fresh modern touches and updated fixtures, this home is made for the modern family lifestyle.

Situated in a Tower Hill neighbourhood, the property has convenient access to parks, public transport and is within close proximity to the heart of Swan Hill.

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**FROM — Page 1**

The light-filled open plan kitchen, family and dining space forms the heart of the home, complemented by a separate lounge room at the front of the property, allowing plenty of space for a large family to enjoy.

The kitchen is well appointed with a 900mm gas stove, electric oven and a dishwasher, complete with a stone top island to increase the workspace.

A full walk-in pantry equipped with wrap-around shelving allows for smart storage solutions to ease the chaos of family life.

Weekly living, dinner parties and relaxed weekend breakfasts are possible with comfort and style.

All four bedrooms provide generous space, and are made comfortable with carpet and ducted heating and cooling.

The three secondary bedrooms are also fitted with built-in wardrobes.

The primary suite has a four-metre-long walk-in-robe and an ensuite with a dual vanity, shower and separate toilet.

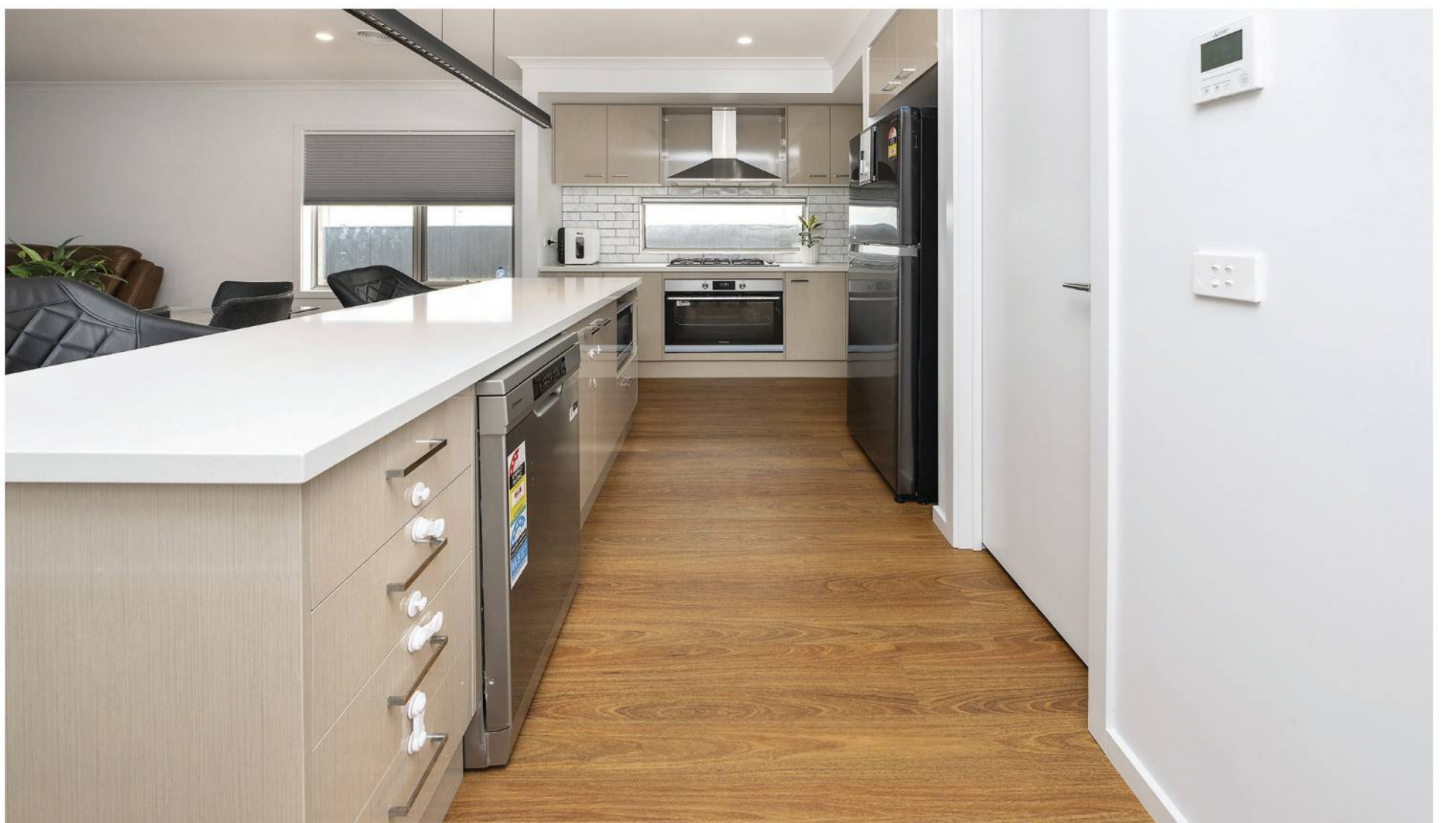
The main bathroom has a bath, vanity and shower, with the toilet separate.

With the home ready to move in, the backyard offers a blank canvas to create the outdoor living space to suit your family.

The possibilities are endless, with room for a shed, pool, or fully-equipped outdoor entertaining oasis.

There's plenty of room for a growing family and pets.

The home also has a double garage with internal and backyard access, and the front fence allows for backyard access through a double gate, providing plenty of room for additional storage.







## JUST LISTED

3 Landy Crescent, Swan Hill

Rare opportunity to secure over 3 acres in one of Swan Hill's most exclusive courts. Surrounded by premium lifestyle properties, this 1.216ha allotment offers endless potential. The existing four-bedroom home is uninhabitable and requires demolition - ideal for redevelopment or building your dream home (STCA). Includes large Colourbond shed and peaceful, tree-lined setting. A blue-chip landholding with serious upside.

**Sale**  
Price on Application

**View**  
Sat-16-Aug-2025  
11:00am to 11:30am

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

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

4 2 2

We bring the whole team

raywhiteswanhill.com.au



## SALE

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**  
BY APPOINTMENT

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We bring the whole team

raywhiteswanhill.com.au





12 Bath Street,  
SWAN HILL

3 1

\$375,000

## Renew or redevelop

SET on an approximate 910sq m block, this property offers the chance to build a spacious family home or a twin town-house development (STCA).

Positioned at the end of a quiet street, this property has easy access to Swan Hill Racecourse, bowls club and sporting stadium, and is only a short stroll from the CBD.

While the existing structure is in need of significant renovation, the property's value lies in the land and location.

**RayWhite**

CAMERON SMITS

Ray White Swan Hill, 0436 001 821



113 Hayes Road,  
LAKE BOGA

LAND

\$525,000 - \$535,000

## Stunning views

THIS residential land is now available to design the idyllic lakeside lifestyle.

Situated in a peaceful and picturesque location, this property offers a harmonious blend of natural charm and convenience.

With lush green grass, thriving plant life and scenic views, this property is suited to those looking to live surrounded by the beauty of the outdoors with all the serenity of country living.

Just a leisurely stroll to the nearby cafes

and access to Lake Boga, this property allows for an active, outdoor lifestyle in a family-friendly community.

Contact Ray White to secure this parcel of land.

**RayWhite**

CAMERON SMITS

Ray White Swan Hill, 0436 001 821

*Tower Hill*  
SWAN HILL

**You'll love life  
at Tower Hill**

Stage 15 release – Now selling!



For more information visit  
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	\$163,500
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	\$198,000
457	833	UNDER OFFER

### STAGE 15

### STAGE 14



towerhill.swanhill.vic.gov.au

## 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**





## 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

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5 3 3



## Perfect Family Home On Large Corner Site

12 Manna Street, Swan Hill, Vic

- An immaculate property inside and out that is move in ready for the growing family, tradesperson or retiree
- Features a brick veneer/rendered brick home with formal living, dining/kitchen area, second living room, study and a large study easily converted to a fourth bedroom. Double garage with direct home entry.
- Step out to a large outdoor living space with extensive Merbau decking, salt chlorinated, inground vinyl heated pool with decking
- Side access on Manna Street through double gates for a caravan, boat and trailer and a 6m x 7m approx. Colorbond shed with power and concrete floor

Price: \$740,000



Agent Darren Scarce

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## 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: \$495,000

Inspection by appointment



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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 a 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

## CALLING ALL BUILDERS, DEVELOPERS & INVESTORS



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



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



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## 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**



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**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, 16th August from 10 - 10:30am



**Lilliana Goudie | 0439 229 869**  
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Scan to find out  
more information!

[broad-realty.com.au](https://broad-realty.com.au)





## Swan Hill

A well-constructed complex of only four brick veneer units overlooking the racecourse in a near central location with excellent occupancy history.

John Monahan 0427 292 965



LJ Hooker Swan Hill (03) 5033 1331



## Swan Hill

Great for entertaining the extended family and multi-generational living. Call for an inspection.

John Monahan 0427 292 965



LJ Hooker Swan Hill (03) 5033 1331