

The Guardian Property Guide



6/10 Betts Court,
SWAN HILL

3 2 1

PRICE REDUCED \$495,000

Spacious, stylish, serene

The Guardian
Property
OF THE WEEK

Nutrien
Harcourts | BR&C

DARREN SCARCE

Nutrien Harcourts | BR&C, 0419 354 061

TUCKED away in a quiet, well-kept court within The Billabong estate, this bright and strikingly spacious three-bedroom townhouse offers the perfect balance of convenience, style and comfort.

This move-in ready home is perfect for those who are ready to downsize looking

for a seamless, stress-free start to their next chapter.

Behind a charming yet understated facade, you'll discover an unexpectedly expansive open-plan living and dining area that immediately impresses.

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www.theguardian.com.au/propertyguide





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Immaculate carpeting and high-quality drapes give the living area elegance and warmth, while tiled high-traffic areas ensure this home is both stylish and practical.

The dining area, paired with a large, modern kitchen and sleek breakfast bar, opens out onto a sweeping private courtyard – perfect for entertaining guests on summer evenings or enjoying a quiet morning coffee outdoors.

The kitchen itself is a standout, boasting an electric wall oven and grill, electric ceramic cooktop and rangehood, generous cabinetry, a spacious fridge cavity, and a built-in dishwasher for an easy clean-up.

The secluded, east-facing courtyard bathes in morning sun, while a neatly landscaped, low-maintenance garden means you can spend more time doing the things you love.

Back inside, fully ducted reverse-cycle air conditioning keeps you comfortable all

year round.

A wide hallway with built-in storage leads you through to three large bedrooms, each with built-in robes and large windows which flood with natural light.

The sleek, full-size bathroom includes a separate bath and shower along with a vanity unit, large mirror and heat lamps.

Designed for ease, the laundry – offering built-in storage, bench space, and tub – opens straight out to a north-facing clothesline for day-round sun.

The deep, single lock-up garage, complete with a remote-control roller door, offers rear access and ample room for a workbench or extra storage.

Nestled in a peaceful pocket in the heart of Swan Hill, this spacious, low-maintenance family home is perfect for those seeking space, style, and simplicity – all within minutes of local schools, parks and shops.

Contact Darren Scarce on 0419 354 061 to arrange an inspection.





34 Thurla Street,
SWAN HILL

3 1 2

PRICE REDUCED \$410,000

Refined living

THIS three-bedroom home at 34 Thurla Street Swan Hill offers stylish, low-maintenance living in a quiet location, ideal for first-home buyers, young families or investors.

The open-plan living, meals and kitchen area forms a spacious and welcoming

heart of the home, filled with natural light and designed for everyday use.

The updated kitchen features ample storage and practical bench space, suited to relaxed cooking and casual entertaining.

All three bedrooms are set along the hallway with easy access to a modern renovated bathroom featuring a stepless walk-

in shower.

Year-round comfort is a breeze with multiple reverse cycle split systems and ceiling fans throughout.

Outside, the secure double carport, large shed and spacious backyard complete a property that blends functionality and charm.

Set on an approximate 548sqm block

close to schools and shops, 34 Thurla Street is move-in ready and full of appeal.



LILLIANA GOUDIE

Broad Realty, 0439 229 869



28.84ha

Productive Irrigation Farmlet

Speewa Punt Road, Beverford, Vic

- Very well laid out and presented irrigation property of 28.84 hectares or 70 acres around 13kms north of Swan Hill
- Well fenced to four main paddocks with a large shed and loading ramp, hay shed and two smaller sheds
- Gravity flood irrigation system with high reliability water included, one delivery per week
- Productive land with lifestyle benefits and the potential to build your new home

Price: \$350,000



Agent Darren Scarce
M 0419 354 061
dscarce@brcagents.com.au



NEW PRICE

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: \$495,000

Inspection by appointment



Agent Darren Scarce
M 0419 354 061
dscarce@brcagents.com.au



Tower Hill

SWAN HILL

STAGE 15

You'll love life at Tower Hill

Stage 15 release – Now selling!



For more information visit website or scan QR code



Lot	Area	Price
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	\$198,000
457	833	UNDER OFFER

STAGE 15

STAGE 14



towerhill.swanhill.vic.gov.au

The Guardian

Property Guide



31 River Street,
NYAH

3 3 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

PUBLIC TENDER



Schoddes Road, Sea Lake Vic 763.6ha/1,887ac*

Public Tender closing midday Friday 19 September 2025 at Elders Swan Hill
To be offered as a whole and as two individual lots.

Lots 1 & 2 763.6ha/1,887ac*

- Situated only 10km* from Sea Lake off the Robinvale - Sea Lake Road.
- Ideal undulating sandy loams under favoured rotations.
- Secure Stock and Domestic from the Grampian Wimmera Mallee Pipeline System. Poly tank for spraying.
- Growing crop not included.

Lot 1 227ha/561ac*

- Crown Allotment 24 Parish of Moah.
- Sown to Maximus Barley (224.9ha*). Wheat 2024.

Lot 2 536.6ha/1326ac*

- Crown Allotments 24, 27 and 27A Parish of Tyrrell.
- Two paddocks. East sown to Lupins (42.5ha*) and Lentils (237.4ha). Wheat 2024. West sown to Lupins (64.4ha*) and Lentils (219.2ha*). Barley 2024.

Details: Tender documents and Contract available from Agent.

Terms: 10% deposit. Settlement 16 January 2026. Working access after harvest.

*approx



Elders Swan Hill
03 5036 0100

eldersrealestate.com.au
Peter Robertson 0417 636 348
Matt Rowlands 0447 818 304

LEASE



Ultima District 310ha/766ac*

To be offered by Public Tender closing midday Thursday 25 September 2025 at Elders Swan Hill

- Situated 6km from Ultima and 26km Swan Hill off the Sea Lake-Swan Hill Road.
- Undulating sandy loams sown in two paddocks to barley. Barley 2024, wheat 2023, lentils 2022. Growing crop not included.
- Secure Stock and Domestic from the Grampian Wimmera Mallee Pipeline System.

Details: Lease commences 1 January 2026. 3 year term. Quarterly payments from commencement. Tender documentation available from the agent.

*approx



Elders Swan Hill
03 5036 0100

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Peter Robertson 0417 636 348
Matt Rowlands 0447 818 304

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

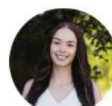
4 BED | 2 BATH | 2 CAR

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, 23rd August from 11 - 11:30am



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

McKean McGregor
— MILDURA —

‘Erindale Farm’ Mallee Highway, Manangatang
Premier Broadacre Cropping and
Farming Enterprise
1,549* hectares (3,824*acres)

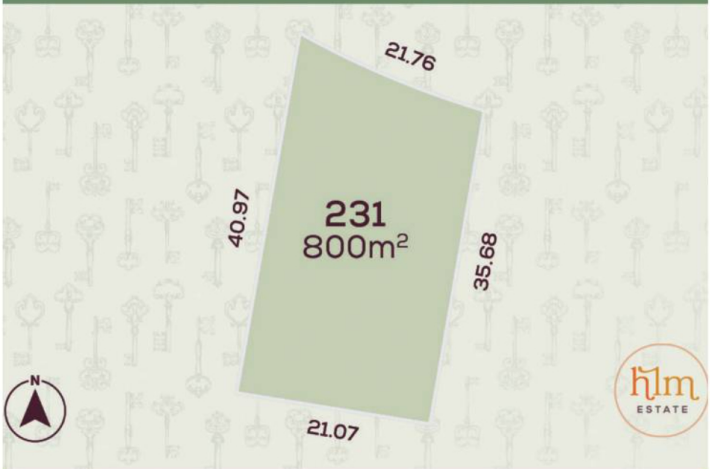


- Total land area of 1,549* ha. (3,824*ac.) with 1,478*ha (3,650*) being arable for cereal production.
- Strategically located to grain receival centers and agricultural services at Manangatang, and Sea Lake. Livestock exchanges at Ouyen and Swan Hill.
- Frontage to the Mallee Highway, Ambleside, Meridian, Moondah, Millers Tank Roads.
- Domestic accommodation based on three homes (on two separate titles).
- Supporting infrastructure includes shearing shed, machinery sheds/workshop, 683*t grain/fertiliser storage, double gateways throughout for the safe and efficient movement of machinery and livestock, underground power in traffic movement zones.
- Well managed soils through agronomic and modern farming practices designed to maximise profitability with rotations including cereals and legumes, ideal climate supported with 314*mm average rainfall.
- Price family custodians of original holding since 1948.
- To be offered for sale in one line or as four non-contingent/individual parcels
- Information memorandum available.

For Sale: Auction 11.00am on Monday 22nd September
Venue: Manangatang Public Hall
Inspection: By appointment
Contact: Michael Fernandez 0429 165 077

The Guardian Property Guide

Stage 2 -
Parkland Release



Lot 231/112 Coronation Avenue,
SWAN HILL

LAND
\$185,000

Heirloom Estate
Stage Two

LOT 231 is an approximate 800sqm allotment within stage two of Heirloom Estate.
Conveniently located in the Swan Hill township, Heirloom Estate offers a convenient, relaxed lifestyle, with land parcels intentionally designed around the estate's natural features, including central parklands and space to breathe.

This lot offers the opportunity to create a country escape with the perks of urban living.
This land, held by a single family for generations, is developing into a vibrant community for the next generation.

LILLIANA GOUDIE
Broad Realty, 0439 229 869

ONE AGENCY
MILDURA



Victory vs United



MILDURA MATCH DAY

SATURDAY
OCTOBER 04

3:00PM
@ MSP

Kids Clinic Friday October 3 – Players O & A Function @ 400 Gradi Friday October 3 – Amateur Curtin Raiser Saturday October 4, 12.30pm @ MSP (More details coming soon)

Tickets available from www.milduraartscentre.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.

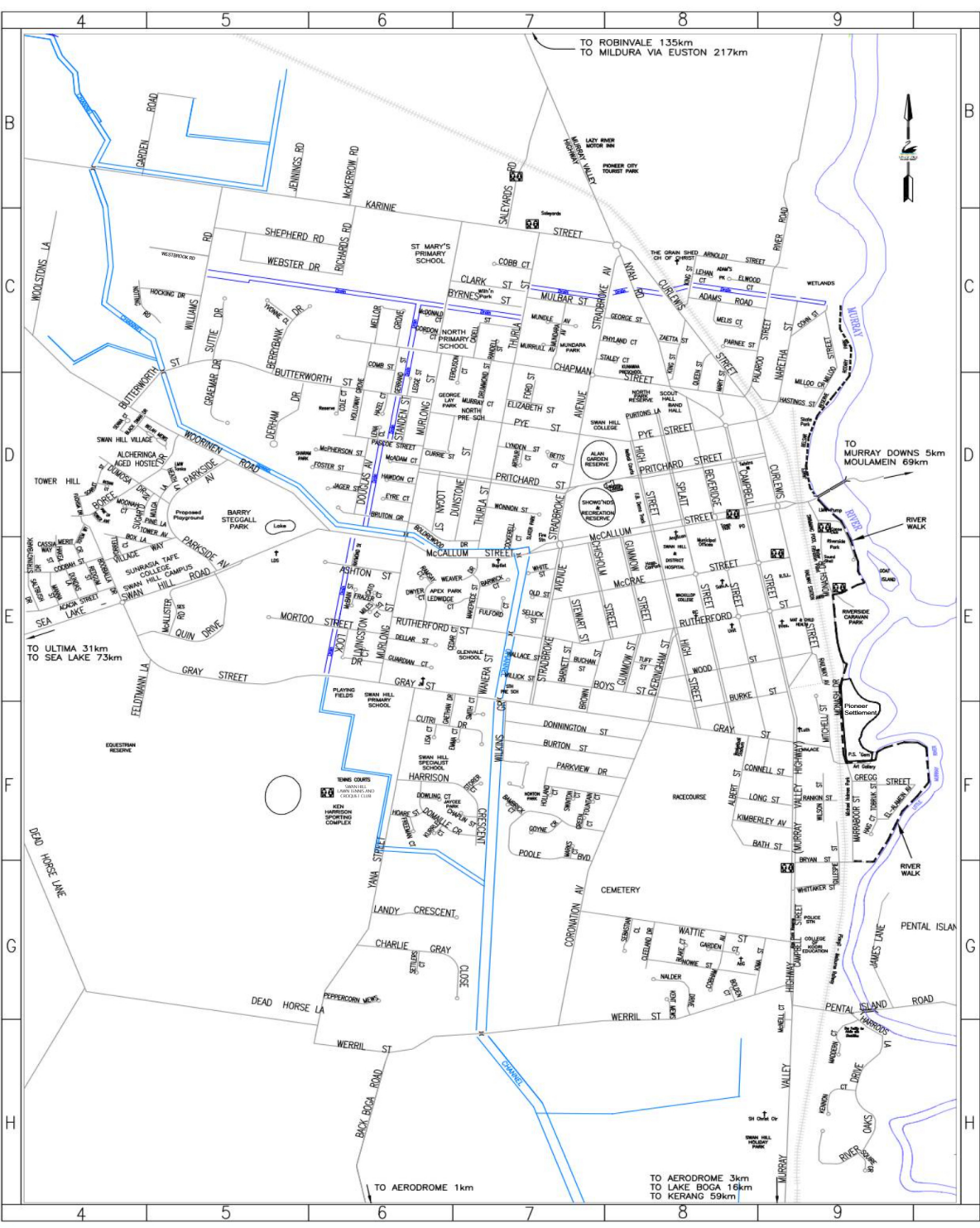
Contact Lilliana from Broad Realty to arrange your inspection.



LILLIANA GOUDIE
Broad Realty, 0439 229 869

@view
.com.au





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 Curlewis 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 Balcam 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	Haydon Ct	D6	McAlister Rd	E5	Pascoe St	D6	Squire Gr	H9	Yvonne Cl	C5
Acacia St	E4	Cassia Way	E4	Ellwood Ct	C8	Hazel Ct	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	E6	Peppercom Mews	G6	Standen St	C8	Parks and Reserves	C8
Albert St	F8	Cedar Ct	E7	Everingham St	F8	High St	D8	McCrae St	E8	Phylant Ct	C8	Stewart St	E7	Adams Park	C8
Arnold St	C8	Chaplin St	F7	Eyre Ct	D6	Hoare St	F6	McDonald Ct	C6	Pine La	D4	Storer Ct	E7	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	C5
Ashton St	E6	Chisholm St	E7	Ferguson Ct	D7	Holland Ct	F7	McPherson St	D6	Pritchard St	D7	Stringybark Dr	E4	Art Gallery	E7
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	Jager St	D6	Merit Cr	E4	Merit Cr	E4	Pye St	D7	Swinton Ct	F7	Basketball Stadium	D8
Barwick Ct	E7	Clelland Dr	G8	Karrie St	B6	Mells Ct	C8	Mells Ct	C8	Queen St	D8	Tes Tree Dr	E4	Equestrian Reserve	F4
Bath St	F9	Cobb Ct	C7	Kennon Ct	H9	Millco Cr	D9	Millco Cr	D9	Quin Dr	E5	Thuria St	D7	George Lay Park	D7
Belah Mews		Cobham Ave	G8	Freeman Ct	F6	Kent Mews	G8	Milloo St	D9	Railway Ave	D9	Tobruk St	F9	James Belars Reserve	D9
(Swan Hill Village)	D4	Cockerell Ct	E7	Fulford Ct	E7	Kim St	G9	Mitchell St	F9	Ramsay Ct	E6	Totem Way	E4	Ken Harrison Sport	
Berrybank Dr	C5	Cohn St	C9	Fuchsia	D7	Kimberly Ave	F9	Monash Dr	F9	Randall St	C7	Tower Ave	D5	Complex	F6
Betts Ct	D7	Cole Ct	D6	Garden Ct	G8	King St	C8	Moanah Ct	D4	Rankin St	F9	Tuff St	E8	Netball Courts	D8
Beveridge St	D8	Comb St	C6	Garden Rd	B5	Kurrie Ct	F6	Mooroo St	E6	Raymond St	E6	Village Way	E4	North Park Reserve	D8
Black Swan Drive		Connell St	F9	Gaethan Dr	F7	Landy Cres	G6	Mulbar St	C7	Redgum St	E4	Wallace St	E7	Pioneer Settlement	F9
(Swan Hill Village)	D4	Cocobah St	E4	George St	C8	Ledwidge Ct	E7	Mulga La	D5	Richards Rd	C6	Wanera St	C6	Riverside Park	E9
Blake Ct	G8	Coronation Av	G7	Gerrand St	D6	Legge St	D6	Mundara St	C7	Ritani Ct	D4	Wattani Ct	G8	Rotary Park	D9/C9
Bolden Ct	G8	Curlewis St	D9	Gillespie St	C9	Lehan Ct	C8	Mundle Av	C7	River Oaks Dr	H9	Weaver Dr	E7	Showground	D7
Boldrewood Dr	E6	Currie Ct	C6	Gordon Ct	C6	Lena Close	D6	Murlong St	D6	River Brd	B9	White St	C5	Skate Park	D9
Boobialla Dr	E4	Cutri Dr	F6	Goyne Cr	F7	Lisa Ct	F6	Murray Ct	C7	Rutherford St	E7	Whitaker St	H7	Swimming Pool	D9
Boree Dr	D4	Derham Dr	D5	Graemer Dr	D5	Livingston Ct	E6	Murray Valley Hwy	B7/G9	Saleyards Rd	B7	White St	E7	Tennis Courts	F6
Boys St	E8	Dellar St	E6	Gray St	F7/E4	Lock Dr	E6	Murrill Av	C7	Saltbush St	E4	Whittaker St	G9	Tower Hill	D4
Box La	E4	Domaille Ct	F6	Logan Ct	F7	Nalder Dr	E8	Nalder Dr	E8	Scarlet St	G8	Williams Rd	F7	Railway Station	E9
Brown St	F7	Donnington Ct	F7	Long St	F9	Naretha St	C9	Naretha St	C9	Sea Lake S/Hill Rd	E4	Williams Rd	E4	Tourist Information	E9
Bruton Gr	D6	Douglas Av	F6	Guardian Ct	D7	Lynden St	D7	Notting Rd	C4	Sebastian Ct	G8	Willick St	E7	R.S.L.	E9
Bryan St	G9	Downing St	E6	Gumnow St	E8	Madden Ct	H9	Nowie St	G8	Sellick St	E7	Wilson St	Gumnow St	Cemetery	G8
Buchan St	E7	Drummond St	D7	Heath La	D5	Makepeace St	E7	Nyah Rd	C8	Senna Ct		Wonnou Ct	D8	Emergency Services	
Burke St	F8	Dunstone St	D7	Haig Ct	D9	Manna Ct	E7	Old St	E7	(Swan Hill Village)	D4	Wood St	D8	Fire Station	D7
Burton St	F7	Dunosa Dr	D4	Hakea St	E4	Marke Ct	F7	Palaroo St	C9	Settlers Ct	G6	Woolstons La	C4	Hospital	E8
Butterworth St	D6	Dundas La	D4	Harrison Ct	E7	Marraboor St	F9	Parkside Dr	E5	Shepherd Rd	C5	Woorinen Rd	C4	Police Station	G9
Byrnes St	C7	Dwyer Ct	E9	Harrods La	D9	Mary St	D8	Parkview Dr	F7	Smith Ct	D8	Yana St	G6	S.E.S.	E5
Cadell St	C7	El Alamein Av	F9	Hastings St	D9	McAdam Ct	D6	Parnee St	C8	Splatt St	D8	Yorrell Ct	E4	Municipal Offices	D8