

The Guardian Property Guide

OPEN
TOMORROW
10am - 10.30am



474 Campbell Street,
SWAN HILL

3 2 2
\$720,000

Classic elegance, contemporary charm



br
BROAD REALTY
CHARLOTTE BROAD
LILLIANA GOUDIE
Broad Realty, 5032 1774

THIS striking family home at 474 Campbell Street, Swan Hill has been lovingly restored from stumps to roof, to maintain the classic 1950s character while ensuring comfortable living well into the future.

The original weatherboard bungalow facade stands proud, preceded by a neatly landscaped lawn and organic-look brick path.

From the sequestered entryway, the statement open plan living and kitchen space showcases the meticulous renovation.

Iconic and chic design sits integrated into the modern, light-filled interior, including decorative ceilings, detailed timber wainscoting and original-design doors.

CONTINUED — Page 2



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www.theguardian.com.au/propertyguide





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The original sash windows have been restored to continue the facade to the interior, providing efficient weather proofing while maintaining the aesthetic value of the classic latches.

The new kitchen has all the luxuries of a new build, with custom soft-close cabinetry offering ample storage options, Westinghouse induction cooktop, oven and dishwasher, and quality stone benchtops including a curved peninsula.

The laundry and storage nook just off the kitchen carries the design elements through, to create a whole-home luxury feeling.

The primary suite includes a walk-in wardrobe with built-in shelving and hanging space, along with a fully-appointed ensuite complete with luxury fittings.

The other two bedrooms are comfortable with fresh carpet and in-built wardrobes.

The main bathroom echoes the luxury fittings of the ensuite, while also incorporating a deep bath, a back-lit smart mirror and shaving cabinet, and a separate toilet.

Elegant brushed-gold hardware is consistent throughout the home to include the tapware in the kitchen and bathrooms.

The full-enclosed landscaped yard with an automated watering system, a designer entertaining space to enjoy the outdoors and a carport is accessible via the automatic sliding side gate.

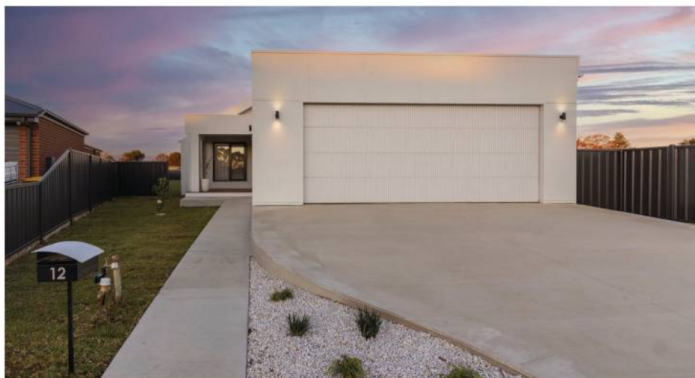
JB Construction has ensured ease of mind for years to come with all new foundations, including stumps, electrical and plumbing, insulation, and a zoned ducted reverse cycle heating and cooling system.

The approximately 493sqm property is within a short stroll from Swan Hill Racecourse, Pioneer Settlement, and the Little Murray River.



12 Wanera Street, SWAN HILL

FOR SALE



\$995,000

4 BED | 2 BATH | 2 CAR

Rarely does a property become available on the Swan Hill market that is built to such exacting standards that exudes this kind of luxury. With its striking ceiling heights and innovative use of space, this single-level residence with a James Hardie facade captivates the senses with its dreamy interiors, welcoming growing families with a seamless and modern lifestyle. Tucked within easy reach of both Swan Hill Secondary College and Swan Hill Primary School, the 7-star energy rated home provides easy access to the everyday essentials families require.

At once impressive with its crisp white contrast that flows onto the statement herringbone floors, the breezy interior opens beyond a secondary lounge to invite family and friends to gather within a generous living and dining space. With soaring ceiling heights, statement pendant lighting and a beautiful natural light that passes through sheer curtains, this wow-factor entertaining domain sits anchored by a natural stone-finished kitchen outfitted with ILVE Italian appliances, an integrated dishwasher, and a fully-fitted walk-in pantry.

OPEN FOR INSPECTION

Saturday, 30th August from 11 - 11:30am



Scan to find out more information!



broad-realty.com.au



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

474 Campbell Street, SWAN HILL

FOR SALE



\$720,000

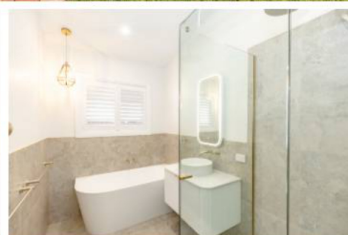
3 BED | 2 BATH | 2 CAR

Paying homage to its 1950s heritage through a meticulous restoration from the ground up, this beloved home invites families to embrace a lifestyle that effortlessly combines modern convenience with the chic glamour of the past. Nestled on a coveted corner block just a stone's throw from town, its striking weatherboard exterior and landscaped gardens will enchant you, while its adaptable design promises to remain timeless for decades ahead.

With its striking decorative ceilings, detailed timber wainscoting, and sophisticated flooring, this light-filled interior makes an immediate statement. The space flows effortlessly into an expansive living and dining area, anchored by a stunning kitchen that lies at the heart of the home. Featuring a curved peninsula with the highest quality stone benchtop, all-electric appliances, dishwasher, and sensational storage options, it showcases total practicality thanks to a butler's pantry with direct laundry access.

OPEN FOR INSPECTION

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



Scan to find out more information!



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38A Gummow Street, SWAN HILL

FOR SALE



\$875,000

5 BED | 4 BATH | 4 CAR

A world of potential awaits with this centrally located treasure, featuring a unique combination of three distinct dwellings and a cleared plot primed for your architectural vision. Just moments from town, you'll enjoy effortless access to medical, retail, educational, and recreational amenities, all within a leisurely stroll.

This expansive 1,294sqm (approx.) investment opportunity includes three tenanted homes that can support your financial needs as you embark on the journey of securing plans and permits, as well as providing an impressive immediate return for savvy investors. The adjacent cleared block provides the potential to add a fourth dwelling or to rethink the entire property for a grander vision.

The front original home, with three bedrooms and two bathrooms, is perfect for couples or young families, while the rear dwellings feature one-bedroom, one-bathroom layouts with off-street parking.

INSPECTION BY APPOINTMENT

Scan to find out more information!



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160 Gray Street, SWAN HILL

FOR SALE



\$950,000

COMMERCIAL OPPORTUNITY

With possibilities as vast as your imagination, this large commercial space is more than just a retail hub, but a blank canvas ready for an innovative vision. Currently home to 'Campus & Co', this 2,333sqm (approx.) allotment occupies a convenient position within Swan Hill's thriving industrial sector, presenting an enticing opportunity for a forward-thinking business.

The building features robust infrastructure, designed to accommodate a variety of entrepreneurial endeavors with key highlights including a total floor area of 463sqm (approx.), complete with integrated fridges and freezers, a spacious rear loading area with direct access to a prep room, on-site bathroom facilities, three separate storage rooms, an office, play area, a conference room equipped with SS/AC, and a café with cooking facilities.

INSPECTION BY APPOINTMENT

Scan to find out more information!



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4 Cassia Way,
SWAN HILL

4 2 2
\$640,000

Family comfort, prized location

DELIVERING space, style and family-focused functionality, this four-bedroom home is well-positioned in a quiet court within the sought-after Tower Hill Estate.

Two living zones cater to both entertaining and everyday life, with a peaceful formal lounge at the front and an inviting open-plan kitchen, dining and family area at the heart of the home.

The primary suite enjoys a private position with walk-in robe and modern ensuite, while three additional bedrooms include built-in robes and ceiling fans.

A central bathroom with separate bath,

shower and toilet, along with split-system heating and cooling throughout, allows for everyday comfort and practicality.

The home also has stone benchtops carried throughout and a functional laundry with built-in storage.

Situated within a peaceful location, close to parks, schools and SunTAFE, 4 Cassia Way is a suitable option for families, downsizers or investors seeking quality and convenience.



LILLIANA GOUDIE

Broad Realty, 0439 229 869



129 Horace Street,
SEA LAKE

3 1 2
\$230,000

Country charm

JUST moments from the town centre, local schools and Lake Tyrrell, 129 Horace Street combines relaxed country living with outstanding potential.

This character-filled home offers an exciting opportunity for first-home buyers, renovators or investors to create something special.

With solid foundations and classic country charm, it provides a canvas for transformation.

The layout features three bedrooms, a central bathroom and multiple living zones, enhanced by wide hallways, high

ceilings and original character charm -- inviting fresh ideas, whilst also preserving its history.

A practical laundry with shower and separate toilet adds further versatility.

Outdoors, the spacious backyard includes a shed and plenty of room to design a garden, outdoor entertaining area or extension to suit your vision.

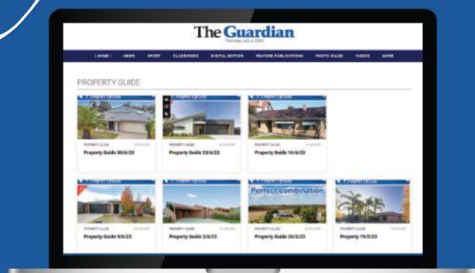


LILLIANA GOUDIE

Broad Realty, 0439 229 869



Find the house of
your dreams



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www.theguardian.com.au/propertyguide

The Guardian
www.theguardian.com.au



AUCTION

Friday, September 5 at 1pm

Clearing Sale 191 Market Street, Balranald 2715

Surplus to business requirements
of KL & MI Brown

Over 100 new tyres to suit passenger & 4WD vehicles, loader, tractor, truck, crane & farm implement tyres. Large selection of rims, Nissan 25 3.5 tonne forklift, 2002 Hilux 3.0 Lt diesel ute done 380,000kms. Maxim Tractor Earthmoving Agri & truck tyre changer. Adventurer gopher as new. Hunter flat bottom boat, trailer & motor. Quantity of mixed tools rabbit restrainers, camp ovens & numerous sundry items.

EFT available, GST on all items.

For further information contact:

LEO CONWAY AGENCIES

34 Mayall Street, BALRANALD 2715.

Phone Tony 0429 201 639 or vendor Matt 0498 926 479.

For photos visit Leo Conway Agencies website.



JUST LISTED

2030.5418sqm 

9-11 Lloyd Street, Nyah West


Once home to the iconic S.C. Bodinnar business, this large shed and adjoining block offer huge potential. Established in 1920 as a blacksmith shop, the Bodinnar family expanded into hardware, fuel, and engineering before closing in 2019. Now, this well located site awaits its next chapter, perfect for workshop, storage, or development. A rare chance to own a piece of local history.

Sale
\$148,000

View
Sat-30-Aug-2025
9:30am to 10:00am

Cameron Smits
0436 001 821
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Mick Kelly
0407 725 443
mick.kelly@raywhite.com

 We bring the whole team

raywhiteswanhill.com.au



JUST LISTED

2  1  1 

5 Boldrewood Drive, Swan Hill

Updated 2 bed, 1 bath home combining charm and modern comfort. Fresh paint, new carpet, vinyl plank flooring, blinds, and a stylish kitchen. Light-filled living with a wood heater, built-in robes in both bedrooms. Two new 10x10 sheds and a peaceful outdoor space. Move in ready, low maintenance, ideal for first-home buyers, downsizers, or investors.

Sale
\$348,000

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

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NEW PRICE

3 1 2

8 Mellor Grove, Swan Hill

Located in the popular Mellor Grove, this family-friendly brick veneer home offers a sparkling presentation. Polished timber floors feature throughout the kitchen and dining area. The light-filled living spaces create a warm, homely atmosphere perfect for family gatherings. The neat bathroom includes a bath and separate shower, servicing three generous bedrooms all with built-in robes and a separate toilet. One bedroom opens to the tiled rear deck, ideal for morning relaxation. Evaporative cooling and a split system ensure comfort. A lock-up garage with power completes this ideal home.

Sale
\$419,000

View
Sat-30-Aug-2025
11:30am to 12:00pm

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SALE

3 1 2

6 Ashton Street, Swan Hill

Freshly updated and full of potential, this 3 bedroom home sits on a generous 1,175m² block in a quiet no-through street. Featuring high ceilings, large rooms, split system A/C, and new carpet, flooring, paint, and blinds. A spacious enclosed patio offers year round entertaining, plus a huge 7x6.5m shed for two cars or workshop space. Move in and enjoy, or explore development potential (STCA).

Sale
\$439,000

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

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RayWhite

JUST LISTED

1 1 2

51 Goodman Road, Woorinen

Escape to your own approx. 27-acre rural retreat. This updated 1-bedroom cabin offers modern comfort with rustic charm, featuring a renovated kitchen, bathroom, and split-system heating/cooling. Includes a large shed with workshop, pump shed, storage dam, and approx. 17 acres of drained land plus 10 acres of bare ground – ideal for hobby farming or a peaceful escape. A rare country lifestyle opportunity.

Sale
\$330,000

View
BY APPOINTMENT

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RayWhite

JUST LISTED

3 1 2

419 North South Road, Woorinen North

Rare opportunity to secure approx. 31.53 acres of productive horticultural land planted to premium table grapes and diverse stone fruits. Ideal for growers or investors. Includes an older style 3 bed home with renovation potential. Professionally managed plantings: 12 acres of stone fruit (nectarines, peaches, plums) and 17.5 acres of table grapes (Black American, Crimson Seedless, Red Globe). Excellent potential for seasonal production, domestic sales, or export.

Sale
\$1,100,000

View
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 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
PRICE REDUCED \$849,000

Sophisticated living

SET in a quiet location close to Suni-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

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

Rural

RayWhite.



2,500* Acres of Farming, Lifestyle and Nature

*Wetuppa, Murray Region, NSW

- Unique blend of productive farmland and natural habitat on 1,012ha* just 30km* east of Swan Hill
- Open arable dryland and modern irrigation farming country ideal for pasture, cropping and hay
- Charming home overlooking Mulligans Creek, perfect for fishing and enjoying nature
- Well equipped w/ hay sheds, m/sheds, steel cattle yards, silo. 269ML gen sec water also available

For Sale
\$2.8million

View By appointment

Hamish Thomson
0429 532 259

Ray White Deniliquin

raywhitedeniliquin.com.au

*approx.

NEW LISTING



AUCTION

Annuello/Manangatang
3227 acres / 1305 hectares

Absolute Prime Mallee
Known as "McLeans"

C/A 42 & 43 Parish of Geera

- ✓ Good fencing
- ✓ Bitumen road access
- ✓ 5 bay machinery shed
- ✓ Power connected
- ✓ 2025 crop not included
- ✓ Pipeline connected
- ✓ Machinery sheds (concrete floor and power)
- ✓ 2 stand shearing shed and sheepyards
- ✓ Currently leased until end of 2025

To be Auctioned on the 26th of September 2025 at the Swan Hill Club at 10am.

Terms: 10% deposit on signing, balance 12th of January 2026 with immediate working possession after harvest.



Agent Joe O'Reilly
 M 0427 329 911
 joreilly@brcagents.com.au



NEW LISTING



FOR SALE

"Spring Plain"
Southern Riverina, Balranald NSW

1044 Hectares Cropping/Grazing 2580 Acres

- ✓ 35km south of Balranald
- ✓ 3 B/R brick veneer home, approx. 14 squares, woodheater, a/c, built in 1990
- ✓ Machinery shed 100f x 60f x 20f
- ✓ 3 stand shearing shed with yards and loading ramp
- ✓ Garage
- ✓ 3 main paddocks with excellent fencing
- ✓ 63mm pipeline connect from river
- ✓ 2 x 6000 gallon concrete tank
- ✓ 2 x 7000 gallon poly tank
- ✓ 1 x 20000 litre poly tank
- ✓ 1 x 40 tonne fertiliser silo
- ✓ 1 x 50 tonne silo 1x40 tonne silo
- ✓ 3 x portable field bins
- ✓ 2025 crops not included

Expression of interest to the selling agent by Tuesday 30th September 2025, by 10am.

Terms: 10% deposit on signing, balance 60/90 days with immediate working possession after harvest.



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NEW LISTING



FOR SALE

"Moulbong"

Southern Riverina, Moulamein NSW

1062 Hectares Irrigation/Cropping/Grazing 2625 Acres

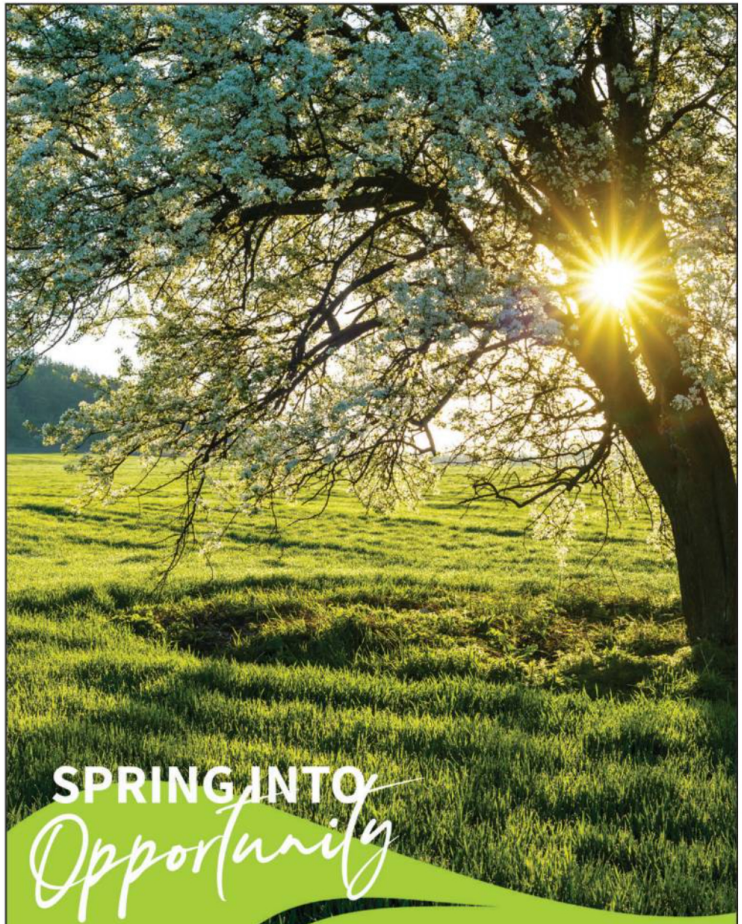
- ✓ 5km north of Moulamein, 70km N/E of Swan Hill
- ✓ Bitumen road access
- ✓ Very diversified property
- ✓ Approx 940 acres irrigation (well developed)
- ✓ Full recycle system
- ✓ Woolshed
- ✓ Sheepyards
- ✓ Excellent fencing
- ✓ Excellent mixture of soils and trees
- ✓ 59 megalitres of Stock and Domestic
- ✓ 123 megalitres of supplementary water
- ✓ 12-inch Diesel pump
- ✓ 2025 crops not included

Expression of interest to the selling agent by Friday 3rd October 2025, by 10am.

Terms: 10% deposit on signing, balance 19th December 2025 with immediate working possession after harvest.



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 joreilly@brcagents.com.au



SPRING INTO
Opportunity



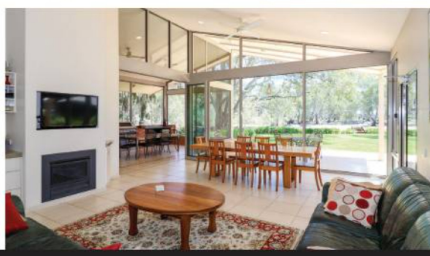
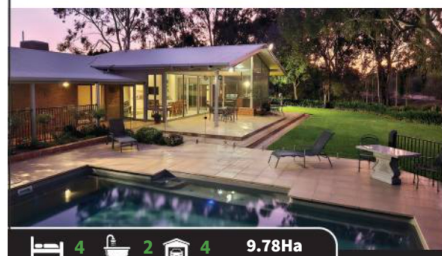
Murray River Lifestyle

1049 Pental Island Road, Pental Island, Vic

- An exceptional rural lifestyle property on the banks of the mighty Murray River, "Berrilong" captures the imagination in every possible way.
- Approx. 9.78ha (24.17ac) located only 11km from Swan Hill
- Thoughtfully renovated brick veneer residence featuring versatile living and dining zones enjoying peaceful river views
- Screened alfresco dining area and covered patio overlooking the inviting solar heated, self cleaning pool
- Stunning garden surrounds with majestic gum trees and lush lawns and a synthetic grass tennis court
- Two ten acre paddocks of lasered irrigation suited to cropping, pasture, horses or livestock with stockyards and loading race, recycle dam and pump
- Shared 10" electric irrigation pump, separate pressure pump for stock and domestic supply, 60,000 litres rainwater storage
- The property presentation includes 5 mgl of high reliability and 2 mgl low reliability water shares with option to purchase additional water
- Double carport, 5 bay machinery shed and lock-up workshop with concrete floor, power and with a lined air conditioned studio

Price: \$1,750,000

Inspection by appointment



Agent Darren Scarce

M 0419 354 061

dscarce@brcagents.com.au



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





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



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.

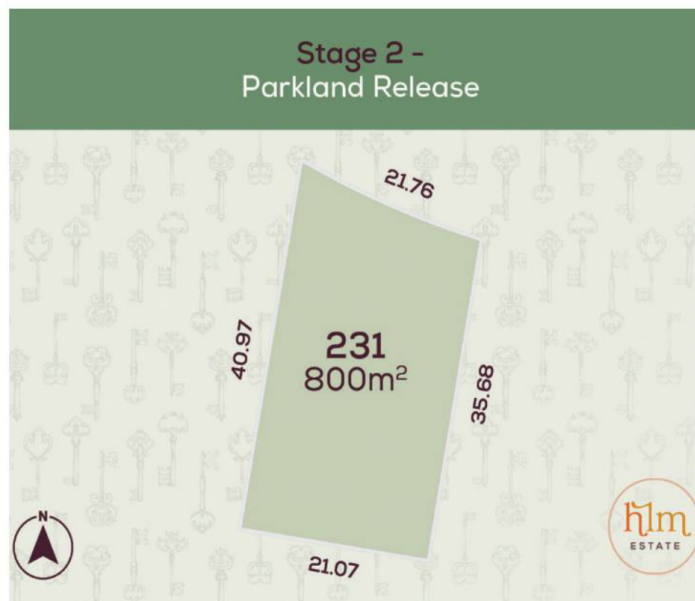
The toilet/powder room with vanity precedes the large bathroom with walk in shower/glass panelling, full bath, imported tiles, floor heating, designer vanity with large mirror and the original frosted glass privacy window.

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



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



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

Elders

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 Tyrell.
- 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

Elders Swan Hill
03 5036 0100

eldersrealestate.com.au | 300P184804
Peter Robertson 0417 636 348
Matt Rowlands 0447 818 304

EXPRESSION OF INTEREST



Ultima-Meatian District 1,098.51ha/2,714.4ac* Three Outstanding Mallee Cropping Lots

Closing midday Wednesday 8 October 2025 at Elders Swan Hill

To be offered as three individual lots being:

- 'Four Winds' O'Brien Road, Ultima 256.58ha/634ac*
- 'Daggies' O'Brien Road, Ultima 257.91ha/ 637.3ac*
- 'Lockharts' Woodville Road, Murnungin 584.02ha/1,443.1ac*

All lots:

- Within close proximity and situated south of Ultima
- Magnificent undulating sandy loams under favoured rotations. All lots sown to Lentils. Growing crop not included.
- Secure Stock and Domestic from the Grampian Wimmera Mallee Pipeline System.

Details: EOI and Contracts available from Agent.

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

Elders

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EXPRESSION OF INTEREST



'Anchorage' 1208 Nowie Road, Nowie Vic

Consistent agronomic management favouring best farm practices
Closing midday Friday 10 October 2025 at Elders Swan Hill
To be offered as a whole and as two individual lots

Lots 1 & 2 1,124.1ha/2,778ac*

- Exceptional broadacre property featuring undulating sandy loams under preferred rotations.
- Situated only 29kms* from Swan Hill off the Waitchie Road in the renowned Nowie District.
- Secure Stock and Domestic from the Grampian Wimmera Mallee Pipeline System.

Lot 1 518.4ha/1,281ac*

- 3BR plus office BV home. 18m x 16m* Workshop including lock-up storage. Large 3 bay 22m x 18m* machinery shed. Grain storage complex.
- Two paddocks sown to Maximus barley. Wheat 2024. Lentils 2023.

Lot 2 605.8ha/1497ac*

- Two paddocks sown to Lentils. Wheat 2024. Canola & Lentils 2023.
- Steel sheep yards and loading ramp.

Details: EOI and Contract available from agent.

Terms: 5/10% deposit. Settlement 16 January 2026. Growing crop not included. Working access after harvest.
*approx

Elders

Elders Swan Hill
03 5036 0100

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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

Elders Swan Hill
03 5036 0100

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



**134 Stradbroke Avenue,
SWAN HILL** 3 1 1
PRICE REDUCED \$395,000

Centrally located charmer

POSITIONED in the heart of the Swan Hill community, this three-bedroom weatherboard home at 134 Stradbroke Avenue presents a blend of comfort, convenience, and character suited to first home buyers, investors, or families alike.

Inside is a warm and welcoming living area, complete with a cosy Coonara wood heater that provides comfort throughout the colder months.

The functional kitchen features electric appliances and ample storage.

One of the three bedrooms comes equipped with built-in robes, offering practical storage solutions.

The fourth room can serve as a home

office, guest room, or additional sleeping space as needed.

An outdoor laundry and separate toilet add to the functionality of the home, while the rear decking area provides a private spot to relax or entertain.

The backyard includes two small garden sheds, perfect for tools, bikes or hobby gear.

This home is well-located within short walking distance to child care centres, schools, supermarkets, the main street, hospital, sporting grounds, and the local leisure centre.

RayWhite

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 your 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



**2525 Murray Valley Highway,
MYSTIC PARK** 4 2 5
PRICE REDUCED \$650,000

Rural haven

IMAGINE waking up every morning to the peaceful sounds of nature, the gentle rustling of trees, and the breathtaking sight of tranquil lake views stretching before you.

At 2525 Murray Valley, Mystic Park, this dream can be your reality.

This charming four-bedroom home offers more than just a property – it offers a lifestyle filled with serenity, beauty and space.

Nestled in the heart of rural Victoria, this home enjoys a unique location with stunning lake views, providing an idyllic backdrop to your everyday life.

As you drive up the tree-lined driveway, the peaceful surroundings and scenic vistas immediately make you feel at home in this private retreat.

Step inside, and you're welcomed by a warm, inviting atmosphere.

The home features four spacious bedrooms, each equipped with built-in robes to ensure your living areas are organized and clutter-free.

The additional bedrooms are perfect for

family, guests, or even a home office with inspiring views.

At the heart of the home is a neat kitchen, ideal for preparing family meals or entertaining guests.

The kitchen flows seamlessly into the living areas, where you can enjoy beautiful views of the lake and surrounding countryside.

With two bathrooms, convenience is key, while the open-plan living spaces are perfect for both relaxation and hosting gatherings.

When it comes to comfort, this home has you covered in every season.

2525 Murray Valley provides the perfect balance of nature, modern comfort, and peaceful seclusion – a place where your story can begin.

RayWhite

CAMERON SMITS

Ray White Swan Hill, 0436 001 821



**37 Parkside Avenue,
SWAN HILL** 3 2 2
\$995,000

Stylish living

FROM the moment you step into 37 Parkside Avenue, the sense of space and thoughtful design is unmistakable.

A grand entryway with a textured tile feature wall and a handcrafted timber and stainless-steel staircase sets the tone.

Upstairs, the master suite is a true retreat, showcasing floor-to-ceiling double-glazed windows with sweeping 180-degree views across Stegall Park.

The spacious bedroom flows into a luxurious ensuite with dual copper vanities and a walk-in shower clad in elegant imported tiles.

Downstairs, two generously-sized bedrooms continue the theme of space and light, each with soaring 3m ceilings and expansive park-facing windows.

The central bathroom features dual marble vanities, a freestanding bath, and a walk-in shower with spa like finishes.

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

It connects seamlessly to the meals and living area, which features a dramatic concrete feature wall inlaid with coins for a unique touch.

Enjoy immersive movie nights with a built-in Onkyo projector and ceiling-mounted screen.

The large laundry includes ample storage and a convenient chute from the master ensuite.

Comfort is assured year-round with seven reverse-cycle split systems and ceiling fans throughout.

Outside, the generous alfresco area is ideal for entertaining, with automatic blinds for shade and privacy.

An inspection is essential to fully appreciate the detail, craftsmanship, and lifestyle on offer.

RayWhite

CAMERON SMITS

Ray White Swan Hill, 0436 001 821



The Vintage

STEEPED IN LEGACY

**2 LOTS
UNDER OFFER
- ONLY 2 LEFT**



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.



John Monahan 0427 292 965



28 Pritchard Street Swan Hill



Spacious Family Home

Great Central Location

Located close to schools, sportsgrounds, local shops, childcare, the hospital and the leisure centre this classic brick veneer home has undergone a recent makeover of all its living areas (three large spaces) and can still provide you the opportunity to put your own style into it.

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

For Sale

\$620,000

View

By appointment

Agent

John Monahan 0427 292 965



LJ Hooker Swan Hill (03) 5033 1331

ljhooker.com/JGTFCF



Unit 2, 22 Gray Street Swan Hill



A Sweet little Investment Unit

Securely Leased One Bedroom Unit

This attractive unit has been recently renovated with a tasteful makeover and presents beautifully.

A well-constructed complex of only four brick veneer units overlooking the racecourse in a near central location, this unit has an excellent occupancy history and would be a rewarding passive investment for the long-term.

For Sale

\$225,000

View

By appointment

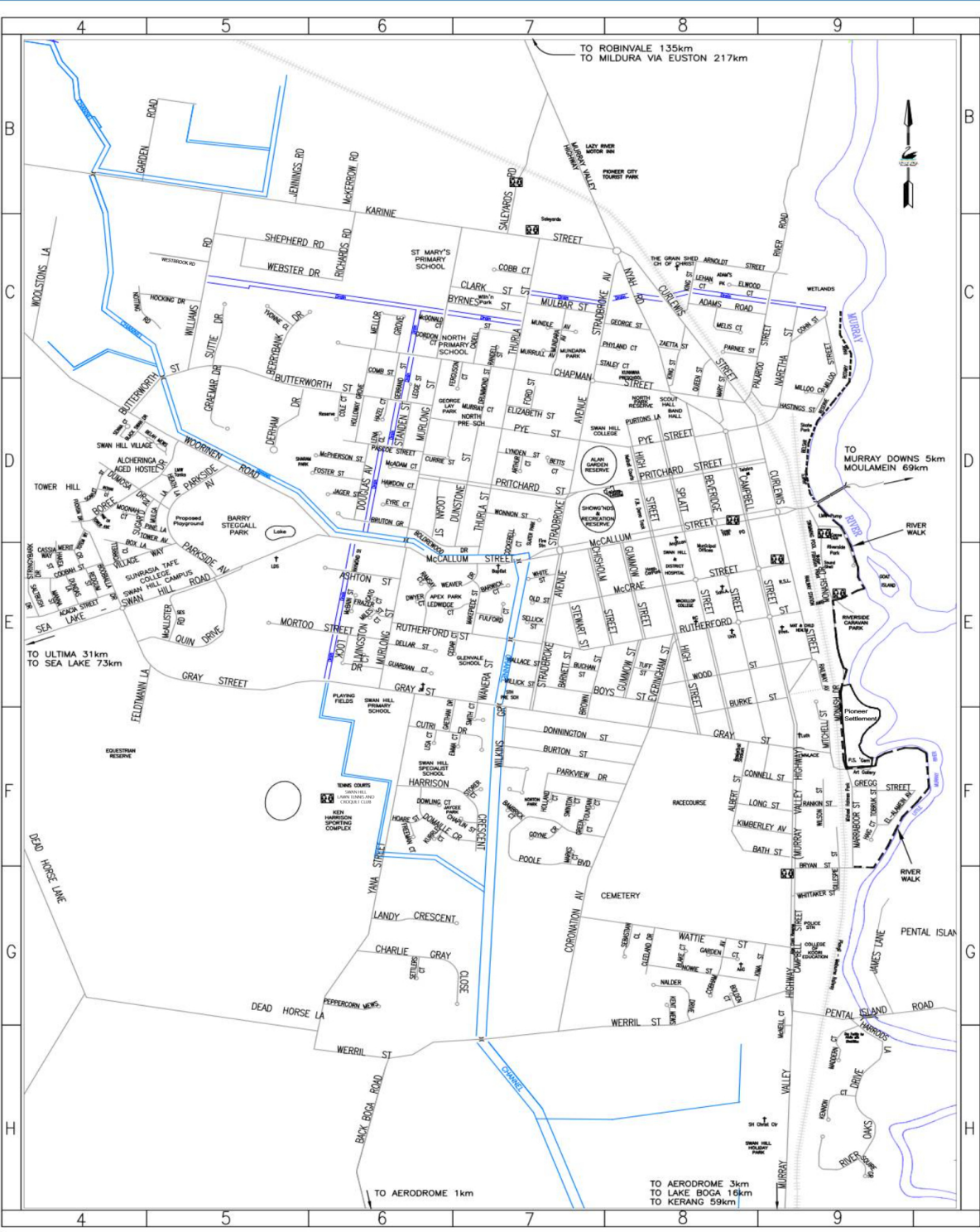
Agent

John Monahan 0427 292 965



LJ Hooker Swan Hill (03) 5033 1331

ljhooker.com/JGVFCF



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!

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