

# The Guardian

## PROPERTY GUIDE

# VICTORIAN SPLENDOUR

Turn to page 2

Nutrien  
Harcourts



## Selling your home?

Advertise your property in The Guardian  
Property Guide and get results.

# The Guardian

PROPERTY GUIDE





## VICTORIAN SPLENDOUR IN COVETED LOCATION

**WITH** classic olde world charm on a 1360m<sup>2</sup> allotment, the well-maintained period home at 36 Splatt Street, Swan Hill has space, character and privacy right in the centre of town.

Built circa 1908, "Nentoura" is one of Swan Hill's grand old homes, and the renovation, extension and landscaping sympathetic to the original character have brought it into the 21st century.

Plenty of outdoor living spaces enhanced with gardens and water features, and a European effect throughout the property encourages an outdoor lifestyle, with a spot to enjoy a cuppa in every season whether you are chasing the sun or the shade.

The property opens into a stately circular driveway and established gardens, leading to the bullnose verandah detailed with wrought iron lacework.

A formal entry hall complete with polished timber floors, ornamental fretwork and chandelier leads to the formal living room and gentlemen's retreat.

Dramatic windows accentuate the 12-foot ceilings and light the room with northerly sun,

and the open fireplace is bordered in a solid timber mantel and a tiled hearth for a light, warm and welcoming space.

The gentlemen's retreat is fitted with a timber corner bar and Danish cast iron woodheater, the perfect place to put your feet up in your favourite chair and a glass of something toasty while the rain falls outside.

The living room opens to a European-style patio that extends from the verandah, and a private alfresco deck and plumbed kitchenette through the French doors.

Continuing through the home, the renovated kitchen and dining is the heart of the home.

Stone benchtops, including a breakfast bar and portable island preparation bench, electric appliances and ample pantry space make the kitchen a luxurious and convenient place to prepare meals.

The dining space includes an electric log fire heater.

Through a glass wall and French doors, the second living room lined with northerly windows can be enjoyed as a solarium to soak up the sun through the draping wisteria in the cooler

months, or closed off to preserve energy.

Down the hall is the cedar-lined sauna and bathroom, as well as the laundry with walk-in storage.

The living room overlooks the final patio, suited to outdoor entertaining to make the most of summer evenings, complete with a built-in barbecue.

The primary bedroom is situated at the front of the home with an easterly box bay window to soak up the morning sun, and is fitted with dual built-in robes and an ensuite with a storage room attached.

Across the hall, bedroom two makes the most of its corner verandah location, with windows to the north and east, and is fitted with a built-in robe.

Bedroom four is fitted with a built-in robe and open fireplace with a timber mantel and tiled hearth.

The versatile bedroom three has space either side of its open fireplace to install a built-in robe, and could serve as a sitting room or office, with the chandelier and French doors to the patio adding an extra touch of majesty to

the space.

The renovated main bathroom is fitted with a dual timber vanity with a marble top, a large glass shower and a spa bath, with marble tiling on the floor and walls.

Polished timber floors run throughout the home, with carpet in three of the bedrooms and the living room.

The home enjoys a new Mitsubishi ducted split system reverse cycle air conditioning unit, as well as ceiling fans throughout the home.

The private backyard includes a lawn, established fruit trees and irrigated ornamental and functional garden beds which enhance the character of the home.

The three carports off of the circular driveway continue the heritage style of the property.

The home also has 23 solar panels and three phase power.

This preserved Victorian home is move-in ready for the next family or retirees to enjoy the timeless feel, privacy and space, in the middle of town. ●



### HOME ESSENTIALS

**Address:** 36 Splatt Street, Swan Hill **Description:** 4 bedrooms, 3 bathrooms, 3 garage **Price:** \$1,350,000 **Inspect:** Private inspection

**Contact:** Darren Scarce, 0419 354 061, NUTRIEN HARCOURTS BR&C

OPEN SATURDAY  
9.30AM - 10.30AM



## State Of The Art Townhouse

2/13-15 Kimberley Avenue, Swan Hill, Vic

- A boutique, 2 bedroom/2 bathroom townhouse that sets a new benchmark for modern living in a quiet, highly coveted location in Swan Hill
- Deceptively large, with 10' ceilings, a huge open plan kitchen, dining and living area and luxurious interior including stone bench tops on all cabinetry, sheer full length curtains, block out roller blinds, stylish carpets and vinyl plank timber look flooring, energy efficient double glazed windows, fully ducted split system RCAC and ceiling fans
- Features a formal entry, beautiful kitchen with electric appliances including a dishwasher, pantry, island bench with breakfast bar, opulent master bedroom with custom storage, ensuite with shower, large vanity and toilet, second bedroom with BIR, additional bathroom and powder room, loads of built in storage and a single lock up garage
- Entertain in style in the private alfresco dining areas complete with Modwood decking, ceiling fans, downlights and imitation grass
- Brand new, move in ready for those who appreciate location, quality and style

**Price:** \$795,000

**Inspect:** Saturday 9.30am-10.30am



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



1800m2

## Haven On Lake Boga - Absolute Lake Frontage

81 Hayes Road, Lake Boga, Vic

- Absolute lake frontage with spectacular panoramic views! This original Stage One allotment at Haven is perfectly positioned among established lifestyle properties
- A massive 1800m2 canvas offering unrestricted flexibility to design the bespoke home of your dreams and create a truly one-of-a-kind statement residence
- Welcome to Lake Boga – The Aquatic Playground of the North! Enjoy endless water skiing, paddling, fishing, or simply relax on your party boat and soak up the serene environment
- Ready-to-Enjoy Frontage: Landscaped lake frontage with lawn extending to the water's edge, concrete walking path, and retainer wall. Beautifully developed street frontage at the rear
- Exclusive Community Features: Easy access to the community park and on-site boat ramp
- Full Services Included: Fully serviced allotment including power, dual water supply, reticulated sewer, and communications

**Don't miss this opportunity to secure your family's future on the shores of Lake Boga**

**Price:** \$550,000



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



743m2

## Heirloom Estate

9 Roma Drive, Swan Hill, Vic

- Create the home and lifestyle you deserve in Swan Hill's newest community
- Level building allotment of approximately 743m2 with a northerly aspect in a desirable southern location off Coronation Avenue
- Fully serviced and fully titled with owner's building plans included
- Free of easements
- A thoughtfully planned community with central parklands and open space

**Price:** \$198,000

Inspection by appointment



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



NEW LISTING



5 3 8 1.768Ha

### Elevate Your Lifestyle

4 Tyntynder South Road, Tyntynder South, Vic

- The perfect combination of proximity and privacy, located only 7km from the centre of Swan Hill on an elevated piece of paradise in lush garden surrounds
- Situated on approximately 1.768 hectares (around 4.40 acres) and perched on top of a red sandy loam rise, the renovated brick veneer home with a pool, guest house and a substantial shed with annexe, enjoys commanding views to the east with a picturesque rural landscape surrounded by irrigated lucerne pastures
- The home features a formal tiled entry, lounge with split system RCAC, open plan kitchen, dining and living area with polished timber floors overlooking the glorious garden vista, four bedrooms, two bathrooms with classic black and white tiling, wood heating and ducted evaporative cooling
- An inviting 10m x 4m self-cleaning and heated inground pool, with a Bali hut and shade sail is set to take your leisure time to a whole new level
- On the other side of the pool is a cedar clad guest house, complete with a living room and bedroom with high pitched cathedral ceilings, an ensuite, ceiling fans and two split system RCAC units
- External improvements include a 16m x 9m fully enclosed shed with concrete floor and power, a 16m x 9m semi enclosed annexe for machinery storage and a double carport attached to the house
- Recently subdivided with new post and wire boundary fencing, the property sale includes two megalitres of high reliability water shares supplied from the GMW channel in front of the property parallel to the highway
- Fenced paddock at the front of the property is sown to strawberry clover serviced by overhead sprinklers
- 50,000 litre settling tank plus the house is connected to around 100,000 litres of rainwater storage
- For horse lovers, the property is a few hundred metres from the E.F. Butler Reserve which incorporates the local Quarter Horse Club and Campdraft facility
- A one-of-a-kind rural retreat so close to town

Price: \$1,175,000

Inspection by appointment



Agent Darren Scarce

M 0419 354 061

dscarce@brcagents.com.au



120 Hectares (294 acres)

## FOR SALE

120 Hectares (294 acres)

Prime Productive Irrigation

81 Back Boga Road, Swan Hill, Vic

- |  |                                       |
|--|---------------------------------------|
| • 4.5kms to Swan Hill post office          | • 3 x Hayshed                         |
| • 155 Acres under Pivots (3 sites)         | • Workshop                            |
| • 37 acres under overhead sprinklers       | • 2 x Electric Pumps (10-inch outlet) |
| • 46 acres Border check                    | • 2 Stand Woolshed                    |
| • 3-bedroom Homestead, established gardens | • Sheeyards                           |
| • 3 X Machinery Shed                       | • Full recycle system                 |
| • Chemical Shed                            | • 3 megalitres of Water               |

Price: \$2,750,000

**Agents' comments:** Immaculate set up which presents very well, Just turn the key and go. Beautiful established gardens, only a stone throw from town. Opportunity to purchase equipment. (W.I.W.O.)



Agent Joe O'Reilly

M 0427 329 911

joreilly@brcagents.com.au



5 3 6 2.06Ha

### The Best Of Country Living

531 Creamery Road, Tyntynder South, Vic

- A private and peaceful sanctuary on five acres that redefines country luxury and captures the essence of rural living
- This spectacular lifestyle property, 10km north of Swan Hill, features a spacious, modern home with an inground pool and spa, alfresco entertaining space, an amazing shed and self-contained bungalow set in a magnificent garden setting
- Beautifully appointed with four bedrooms, a study, two bathrooms, two living zones and a stylish kitchen with a walk-in pantry
- Step outside to your own resort-style oasis with a built-in kitchen, wood heater and extensive Modwood decking overlooking the 12 metre solar heated, self-cleaning salt pool and separate spa
- 14m x 12m Colorbond shed, insulated roof, concrete floor, 3 phase power, remote control roller door, mezzanine storage, double carport and a guest room with RCAC and full ensuite, shade house and blinds
- Additional improvements include 24 solar panels, water storage tanks, new pumps for the pool and tanks, 3 MGL High Reliability water shares and a fully automated garden watering system with smartphone capability

Price: \$1,400,000

Inspection by appointment



Agent Darren Scarce

M 0419 354 061

dscarce@brcagents.com.au





# RENOVATED COUNTRY RETREAT

**SET** on approximately 46 hectares of picturesque rural land, this renovated lifestyle property at 55 Steicke Road, Beverford offers space, comfort, and country charm.

A rare opportunity, it presents a fully modernised home within a serene, private setting, ideal for families, hobby farmers, or those seeking a peaceful escape from city life.

The three-bedroom weatherboard home has been updated from top to bottom, including new wiring, plumbing, flooring, and fresh paint throughout.

Thoughtful renovations ensure long-term peace of mind, while double-glazed windows enhance energy efficiency and maintain year-round comfort, complementing the home's warm and inviting atmosphere.

At the heart of the residence, a spacious, light-filled kitchen has been designed for both everyday living and entertaining.

It features a gas cooktop, generous bench space, and a well-appointed butler's pantry, providing ample storage and preparation areas for all occasions.

The large laundry with extensive storage

adds practical convenience, catering to busy households.

Indoor living flows to the outdoors, where a substantial deck overlooks a tree-lined driveway and expansive paddocks, offering the space to entertain guests, unwind with family, or just enjoy the peaceful rural outlook.

A two-bay lock-up shed with three open bays and power is suited to storing vehicles and machinery, or a workshop.

The extensive landholding provides opportunities for lifestyle pursuits, hobby farming, or future development (STCA).

The property also has 50 acres under sprinklers and 40 acres under flood irrigation, 2 MGL of stock and domestic irrigation water and a 1 MGL delivery share.

With its combination of modern comforts, thoughtfully designed living spaces, and a substantial parcel of land, this property offers a country lifestyle without compromising on style or convenience. ●



## HOME ESSENTIALS

**Address:** 55 Steicke Road, Beverford **Price:** \$985,000

**Description:** 3 bedrooms, 1 bathrooms, 3 garage

**Contact:** Cameron Smits, 0436 001 821, RAY WHITE

## LAND FOCUS

# TREE CHANGE AWAITS

**ESCAPE** the city life and discover the charm of regional living with this exceptional 2292m<sup>2</sup> parcel of land, positioned just a short golf cart ride from the Number 1 golf course on the Murray River.

Just minutes from the vibrant Swan Hill township, this property offers peace, space, and nature, all with the convenience of modern amenities nearby.

Whether you're dreaming of building a family home, a tranquil retreat, or a stylish getaway, this generously sized block gives you the room to create something truly special.

Imagine morning walks along the river, afternoons on the green, and evenings spent under starry skies - all part of daily life in this welcoming and vibrant community. ●



## LAND ESSENTIALS

**Address:** 2 Sugargum Court, Murray Downs **Description:** Land size 2292m<sup>2</sup> **Price:** \$349,000

**Contact:** Cameron Smits, 0436 001 821, RAY WHITE

Friday, 17 April, 2026 **The Guardian**



# COMMERCIAL INVESTMENT OPPORTUNITY

**THE** property at 135 Campbell Street, Swan Hill is positioned in a high-exposure location within the thriving commercial precinct, presenting an opportunity for investors seeking a secure, long-term income stream.

This quality freehold property is currently leased to a well-established tenant who has occupied the premises since 2009, demonstrating strong business continuity and a solid rental history.

The current lease runs through to November 2029, offering peace of mind with a reliable return from day one.

The property's key features include prominent main street frontage with high foot and vehicle traffic, a well-maintained structure throughout and suitability to a variety of future uses. ●



## COMMERCIAL ESSENTIALS

**Address:** 135 Campbell Street, Swan Hill **Price:** \$395,000

**Inspect:** Private inspection

**Contact:** Damian Jones, 0401 648 175, RAY WHITE

# 436 Campbell Street, SWAN HILL



**FOR SALE** **\$575,000**

3 BED | 1 BATH | 4 CAR

Positioned on a substantial 872sqm (approx.) allotment, this character filled residence blends timeless charm with exciting potential, offering a warm and inviting home ready to be enjoyed while leaving scope to further enhance or personalise over time. High ceilings, decorative cornices and beautiful timber flooring create an immediate sense of character, with light filled interiors flowing throughout multiple living zones.

**OPEN FOR INSPECTION**  
Saturday, 18th April from 10 - 10:30am



Scan to find out more information!



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



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

# 10-12 Cameron Street, ULTIMA



**FOR SALE** **\$50,000**

2,023 SQM

Set in the heart of quiet, country Ultima, this substantial 2,023sqm (approx.) dual allotment offers an exceptional opportunity to secure a generous stretch of land in a peaceful township setting. Spanning across a wide corner position, the property provides an inviting blank canvas for those looking to build a spacious family home, establish a rural retreat or explore future development potential (STCA).

**REGISTER YOUR INTEREST**



Scan to find out more information!



# 18 River Oaks Drive, SWAN HILL

**FOR SALE**



**\$1,150,000**

5 BED | 2 BATH | 2 CAR

Set within one of Swan Hill's most tightly held and picturesque pockets, this expansive residence delivers a rare combination of scale, privacy and lifestyle, just moments from the Little Murray River and surrounding parkland. Nestled amongst beautifully established gardens on an impressive 4,027sqm (approx.) allotment, the home's unique coastal-inspired design sits effortlessly within its peaceful, natural surrounds.

A welcoming sense of space unfolds from the moment you step inside, with a formal entry leading through to a light-filled living domain and a thoughtfully designed layout that caters to both everyday living and entertaining. The ground floor also incorporates a versatile fifth bedroom or home office, ideal for guests or those working from home.

**OPEN FOR INSPECTION**

Saturday, 18th April from 11 - 11:30am



Scan to find out more information!

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



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



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

Swan Hill...

Some things are better shared quietly.

Secret Homes™ has arrived.

sh...

Not everything needs to be listed to be found.

Buyers & homeowners in Swan Hill can now privately explore their options through property matchmaking.

SCAN IF YOU'RE CURIOUS...



secret homes.co

## 13 Wattie Street, SWAN HILL

## FOR SALE



\$925,000

10 BED | 4 BATH | 4 CAR

Positioned in a highly convenient pocket just moments from the heart of town, this expansive holding presents a rare opportunity to secure four established dwellings on one title, delivering immediate income with exciting scope for the future.

Set across a substantial 1,228sqm (approx.) allotment, the property comprises four self contained units, each currently tenanted, offering a strong foundation for investors seeking scale and consistency. Two of the residences feature three bedrooms and one bathroom, while the remaining two offer two bedrooms and one bathroom, catering comfortably to a range of tenants including couples and young families.

With all units leased, the property provides an immediate income stream, making it an appealing addition to any investment portfolio.

### OPEN FOR INSPECTION

Saturday, 18th April from 10 - 10:30am



Scan to find out more information!



broad-realty.com.au



Scott Rowe | 0409 696 201  
SALES EXECUTIVE  
scott@broad-realty.com.au



## MOVE-IN READY HOME

**THIS** spacious four-bedroom home at 12 Bramble Drive, Swan Hill sits on a generous approximately 724m<sup>2</sup> allotment.

The light-filled interior is fitted with the modern conveniences to meet the needs of a large family.

Through a formal entry and wide hallway, the home opens into one of the two living spaces, and expands into ample space for the whole family to enjoy.

With its north-easterly aspect, the open plan second living room and dining space enjoys a welcome sunlit warmth in the cooler months.

Along with a huge island bench, 900mm electric cooktop and ample storage, the kitchen includes a well-appointed butler's pantry fitted with a sink and a dishwasher.

The pantry has access to the laundry with a walk-in linen press and direct access to the double garage, for the easy unloading of groceries.

The primary suite includes a large walk-

in robe and, through a stylish barn door, an ensuite with a double vanity and elegant vanity.

The three remaining bedrooms are all fitted with walk-in robes and ceiling fans and are serviced by the main bathroom and powder room.

They also have access to a versatile media room, suited to a play room, teen retreat, tv lounge or study space.

Ducted cooling and split system heating service the home.

Outdoors, the generous undercover alfresco area is complete with a fire pit, while the expansive backyard offers wide side access for boats, trailers or caravans, with plenty of room to add a shed. ●

RayWhite

### COMMERCIAL ESSENTIALS

**Address:** 12 Bramble Drive, Swan Hill **Price:** \$800,000

**Description:** 4 bedrooms, 4 bathrooms, 1 study, 2 garage **Inspect:** Private inspection

**Contact:** Cameron Smits, 0436 001 821, RAY WHITE



## TENANTED OPPORTUNITY

**WELL-POSITIONED** on a prominent corner within the heart of Swan Hill's CBD, this high-profile commercial investment, the ASX-listed Commonwealth Bank premises at 236-238 Campbell Street, Swan Hill offers investors a secure income stream backed by a blue-chip national tenant, along with excellent long-term fundamentals.

The property is securely leased to Commonwealth Bank and recently renewed two-year term to 2028, with further options extending to 2030.

It has a strong income profile, with a year one net income of \$135,474.08 p.a. plus GST.

The substantial 519.8m<sup>2</sup> corner site features a combined dual-street frontage of approximately 92.6m<sup>2</sup>.

The property has built-in rental growth with compounding annual increases via CPI and fixed 2 percent; reviews supporting strong income uplift.

It is a low-maintenance investment, offered with a highly reliable, easily managed premium tenant. ●

RayWhite

### COMMERCIAL ESSENTIALS

**Address:** 236-238 Campbell Street, Swan Hill **Price:** \$1,900,000

**Inspect:** Private inspection

**Contact:** Damian Jones, 0401 648 175, RAY WHITE

## LAND FOCUS

# LAND BY THE RIVER

**THIS** 1557m<sup>2</sup> allotment at 2A Harrods Lane, Swan Hill located in the River Oaks is a rare chance to secure space, tranquilly and quality for a premium lifestyle setting.

Set amongst a collection of stylish, architecturally designed homes, this well-positioned block enjoys a beautiful outlook and a sense of openness.

The generous allotment provides ample room to design and build your dream home complete with expansive living zones, landscaped gardens, a pool or outdoor entertaining area, and shedding or storage space to suit the modern family.

Nestled near the bend of the Little Murray River, the estate is surrounded by river gums and leafy parklands that showcase the region's natural beauty.

Walking and cycling tracks meander along the riverbank, while the sounds of native birdlife and the rustling of gum leaves create a serene backdrop to daily life.

The vibrant Swan Hill town centre, quality schools, sporting facilities, shops, cafés and the regional hospital are all within easy reach.

This is place where you can embrace a relaxed lifestyle without compromising on convenience. ●



### LAND ESSENTIALS

**Address:** 2A Harrods Lane, Swan Hill **Description:** Land size 1557m<sup>2</sup> **Price:** \$370,000

**Contact:** Cameron Smits, 0436 001 821, RAY WHITE

RayWhite

**NEW LISTING**



1/4 Drummond Street **SWAN HILL**

2 1 1

**QUIET LIVING WITH EVERYDAY CONVENIENCE**

Perfectly positioned in a peaceful complex, this well-presented front unit offers an ideal lifestyle for downsizers, retirees, or investors seeking a low-maintenance property in a friendly and secure environment.

- Two bedrooms with BIR's
- Light-filled living area capturing morning sun
- Split system heating & cooling
- Currently leased at \$320/week
- Ideal for investors, first home buyers or downsizers

**For Sale: \$310,000**  
Inspect By Apoinment

**Michael Klomp**  
0419 203 908

**NEW LISTING**



1 Green Court **SWAN HILL**

1 2 2

**COMFORTABLE FAMILY LIVING WITH SPACE TO GROW**

Tucked away in a quiet court location, 1 Green Court presents an outstanding opportunity to secure a quality four-bedroom home in one of Swan Hill's well-established and highly regarded residential pockets.

- 4 generous bedrooms
- Master with ensuite & walk-in robe
- Open-plan kitchen living and dining area
- Evaporative cooling and wood fire
- Spacious 1114m2 block
- Large undercover alfresco for outdoor entertaining

**For Sale: \$675,000**  
Inspect Tomorrow  
10:30 - 11am

**Michael Klomp**  
0419 203 908

**NEW LISTING**



10 Milloo Crescent **SWAN HILL**

2 1 1

**NEAT, COMPLETE & CLOSE TO THE RIVER**

Positioned just a stone's throw from the iconic Murray River, nearby boat ramp and scenic walking tracks, this well-presented residence delivers comfort, practicality and lifestyle in equal measure.

- Two bedrooms, one bathroom, two toilets
- Spacious kitchen, living & dining zone
- Ducted Evaporative & Split system for climate control
- Large 6m x 12m shed plus garden shed
- Ideal for investors, first home buyers or downsizers

**For Sale: \$485,000**  
Inspect Tomorrow  
12:30 - 1pm

**Michael Klomp**  
0419 203 908



3/36 Palaroo St **SWAN HILL**

2 1 1

**QUALITY, COMFORT & CONVENIENCE NEAR RIVER PRECINCT**

Well-maintained and low-maintenance unit, ideally positioned within close proximity to the Swan Hill river precinct and scenic walking tracks.

- Two spacious bedrooms with BIRs
- Open plan living with raked ceilings
- Well-appointed kitchen with dishwasher & electric appliances
- Two-way bathroom with separate toilet
- Tiled living areas, carpeted bedrooms
- Single garage with front & rear roller doors

**For Sale: \$410,000**  
Inspect By Apoinment

**Michael Klomp**  
0419 203 908



RayWhite



## JUST LISTED

1 1 3

7 Bell Street, Nyah

Nestled in peaceful Nyah, this charming property blends comfort, affordability and country living. Set on a generous quarter acre block, the home offers a welcoming interior ready for your personal touch and creative vision. Outside, enjoy a spacious yard and a new three-bay, concreted, powered shed ideal for storage, hobbies or projects. Located just steps from the Murray River, local shops and essential amenities, it presents a great opportunity for first-home buyers, investors or those seeking a relaxed regional lifestyle.

**SALE**  
\$269,000

**Damian Jones**  
0401 648 175  
damian.jones@raywhite.com

**View**  
Sun-19-Apr-2026  
10:00am to 10:30am

We bring the whole team

raywhiteswanhill.com



RayWhite



## NEW PRICE

3 2 2 1 635m<sup>2</sup>

1 Lynden Street, Swan Hill

Tucked away at the end of a quiet cul-de-sac, this well presented home offers privacy, comfort and easy family living. Featuring three generous bedrooms plus a study, the master includes its own ensuite. Polished floors add warmth and character, while the kitchen with stainless steel appliances provides both style and practicality. Split systems and evaporative cooling ensure year round comfort. Set on a fully fenced block with space for kids, pets and entertaining, the property also includes a garden shed and powered, concreted shed perfect for storage, hobbies or a workshop.

**Sale**  
\$469,000

**Damian Jones**  
0401 648 175  
damian.jones@raywhite.com

**View**  
Sun-19-Apr-2026  
11:00am to 11:30am

We bring the whole team

raywhiteswanhill.com



**NEW LISTING**

1105 Pental Island Road, Pental Island

Set on approximately 37 acres just 120 metres from the Murray River, this exceptional lifestyle property combines space, comfort, and natural beauty. A substantial double brick family home offers generous living areas, while a large alfresco with permanent weather blinds provides the perfect space for entertaining year round. Beautifully established gardens with an automatic sprinkler system, plus multiple large sheds for machinery or hobbies, complete this versatile rural retreat. Rarely does a property offer river proximity, functionality, and charm in one outstanding package.

**Sale**  
\$1,495,000

**View**  
Sun-19-Apr-2026  
11:00am to 11:30am

5 2 2 37 Ac (APPROX)

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

**Travis Hall**  
0448 140 662  
travis.hall@raywhite.com

We bring the whole team

raywhiteswanhill.com



RayWhite

## JUST LISTED

240 Beveridge Street, Swan Hill

Just moments from the CBD, this extraordinary home fuses classic elegance with contemporary sophistication. Generous, high ceilinged rooms and timber floors meet a chef ready kitchen with stone benchtops, double wall oven, and 900mm gas cooktop. Sunlit living areas extend effortlessly to an alfresco with an opening roof, embracing private landscaped gardens. With fully renovated bathrooms, a double garage, ducted reverse cycle air conditioning, and abundant natural light, this is a rare, once in a lifetime opportunity to own a home that perfectly blends heritage charm with modern luxury.

4 2 2 1 1012

**SALE**  
\$995,000

**View**  
Sun-19-Apr-2026  
12:00pm to 12:30pm

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

■ *We bring the whole team*

raywhiteswanhill.com



RayWhite

## JUST LISTED

28 Boys Street, Swan Hill

Opportunities like this don't come twice. This one is worth answering. Set on a 681m<sup>2</sup> allotment, 28 Boys Street, Swan Hill, offers a chance to secure property in a high-demand area. This classic two-bedroom home has solid bones and great potential. Inside features a simple layout with two bedrooms and a central bathroom, ready for renovation or transformation. With strong land value and future potential, it's ideal for investors, renovators or first-home buyers looking to add value.

2 1 2 681

**SALE**  
\$349,000

**View**  
Sun-19-Apr-2026  
12:00pm to 12:30pm

**Damian Jones**  
0401 648 175  
damian.jones@raywhite.com

■ *We bring the whole team*

raywhiteswanhill.com



RayWhite

## NEW PRICE

55 Steicke Road, Beverford

Set on approximately 46 hectares of picturesque rural land, this beautifully renovated three-bedroom weatherboard Home combines modern comfort with country charm. Fully updated with new wiring, plumbing, flooring, and fresh paint, it features double-glazed windows for year-round comfort. The light-filled kitchen with a gas cooktop and butler's pantry flows seamlessly to a spacious deck overlooking paddocks and a tree-lined driveway. A two-bay lock-up shed with power complements the land, offering hobby farming, lifestyle pursuits, or future development opportunities in a serene, private setting.

3 1 3 46 ha

**Sale**  
\$915,000

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

**View**  
Sun-19-Apr-2026  
1:30pm to 2:00pm

We bring the whole team

raywhiteswanhill.com



RayWhite

## JUST LISTED

16 Hall Street, Piangil

Looking for that idyllic country location without all the hustle and bustle? It's just a stone's throw from the mighty Murray River, approximately a 5 minute drive to Tooleybuc and close enough to Swan Hill for a leisurely Sunday drive. Located on over a quarter-acre corner lot, this slice of heaven was meant for you! Imagine building the home of your dreams (STCA), watching the sunset, Don McLean on the radio, some lemon meringue on your plate, reveling in the peace and quiet. So, for a residential building block with all services that won't cost you all your crust call now before all that's left are crumbs...

1020m<sup>2</sup>

**Sale**  
\$75,000

**Damian Jones**  
0401 648 175  
damian.jones@raywhite.com

**View**  
BY APPOINTMENT

We bring the whole team

raywhiteswanhill.com



## CONTEMPORARY COUNTRY LIVING

**THIS** modern three-year-old residence at 2882 Murray Valley Highway, Nyah offers space, style and country tranquillity on approximately 2.98 hectares and backs directly onto Nyah Vinifera Park.

Light-filled open-plan living is anchored by soaring ceilings and a feature timber wall, with a designer kitchen with stone benchtops, a large island, quality appliances and ample storage.

Four bedrooms include a private primary suite with walk-in robe and ensuite, complemented by well-appointed family bathroom facilities.

Double-glazed windows, double blinds, split system heating and cooling and ceiling fans ensure year-round comfort.

### HOME ESSENTIALS

**Address:** 2882 Murray Valley Highway, Nyah **Price:** \$750,000

**Description:** 4 bedrooms, 2 bathrooms **Inspect:** Private inspection

**Contact:** Charlotte Broad, 0411 207 321, BROAD REALTY

Outdoors, the property provides space to further landscape or develop, with town water plus 2MG of rural water included.

Formerly home to a grape crop, the land offers established irrigation points stretching to the rear of the block.

A large, powered shed enhances practicality, while the fully fenced boundary and electric front gate provide privacy and peace of mind.

Direct rear access to the Murray River adds a unique lifestyle benefit, creating the setting for a country escape or permanent family retreat. ●



## PRIME SOUTHVIEW ESTATE LOCATION

**SITUATED** in the peaceful and family-friendly Southview Estate, this generous 679sqm block at 17 Bronte Court offers the perfect canvas for your new home.

Titled and ready to build on, this block is nestled in a quiet court just off Yana Street – an ideal location for families, first-home buyers, or savvy investors.

With a wide frontage and ample space for a modern residence, the possibilities are endless.

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



### LAND ESSENTIALS

**Address:** 17 Bronte Court, Swan Hill **Price:** \$175,000

**Description:** 679sqm land

**Contact:** Charlotte Broad, 0411 207 321, BROAD REALTY

## INDUSTRIAL FOCUS

# MULTI-TENANTED INDUSTRIAL DEVELOPMENT

**SITUATED** in Swan Hill's established industrial precinct, this high-quality dual-tenanted warehouse at 23 Shephard Road presents a secure investment with immediate income and long-term versatility.

Set on a substantial 1,753sqm (approx.) allotment, the property offers a combined building area of 468sqm (approx.) across two well-proportioned warehouse sections, each with separate amenities and access.

Designed for practical industrial use, the property includes three-phase power, air conditioning, generous roller door clearance of approximately 4.6 metres and adaptable internal layouts suited to a wide range of trade and commercial operations.

The front tenancy has also been upgraded to include a reception area, office space, kitchenette and private amenities.

Ample onsite parking, smooth access and strong connectivity to surrounding arterial roads further enhance appeal for both tenants and future owner occupiers.

In the heart of a thriving industrial hub, the location offers ongoing demand and long-term practicality.

Fully leased with renewal options in place, this property offers a secure and flexible commercial asset. ●



### INDUSTRIAL ESSENTIALS

**Address:** 23 Shephard Road, Swan Hill **Description:** 1753sqm land **Price:** \$695,000 **Inspect:** Private inspection

**Contact:** Charlotte Broad, 0411 207 321, BROAD REALTY

# CENTRAL, SPACIOUS LIVING

**THE** impressive four-bedroom home at 17 Boys Street offers comfort, space and functionality in one of Swan Hill's most desirable locations.

Thoughtfully designed, this property is suited to families seeking quality living with multiple indoor and outdoor entertaining options.

A formal front lounge with a cosy gas log heater makes the perfect winter retreat, while the open-plan kitchen, dining and living area forms the heart of the home.

The kitchen is well appointed with abundant cupboard space, dishwasher, wall oven, hot plates and a clever coffee hutch.

A split system adds extra climate control, and ducted vacuum makes daily living effortless.

The primary suite has both a built-in robe and walk-in robe, along with a private ensuite.

Bedrooms two and three include built-in robes, while the fourth bedroom or office offers flexibility for families or remote workers.

The main bathroom is generous in size with bath, shower and vanity, complemented by a separate toilet and a huge laundry with excellent storage.

The floor heating and evaporative cooling



throughout the home ensure year-round comfort.

Entertaining is a dream with two fantastic undercover outdoor areas either side, one

accessible from both the laundry and formal lounge, and the other large entertaining area fitted with ceiling fan connected to the main living and dining zone.

The home also has a large shed complete with a toilet room, a well-kept lawn area, and direct access from the home into the large double garage ●

## HOME ESSENTIALS

**Address:** 17 Boys Street, Swan Hill **Description:** 4 bedrooms, 2 bathrooms, 2 garage **Price:** \$850,000 **Inspect:** 9.30am-10am, Saturday, 18 April

**Contact:** Michael Klomp, 0419 203 908, GRAEME HAYES



# INDUSTRIAL AND LUXURIOUS

THIS home at 6/9 Palaroo Street, Swan Hill showcases contemporary elegance in a coveted locale.

Displaying the essence of stylish low-maintenance living this sun drenched north-east oriented this home is ideal for the retiree wanting a low maintenance lifestyle or a young professional wanting a superbly designed premium home close to the Murray River.

Buyers will appreciate the design and attention to detail that has gone into this unique property.

The living room is filled with natural light, stainless steel bench tops offer plenty of

kitchen storage and the second bedroom has a built-in robe.

The primary suite has a walk-in robe and an oversized ensuite with room for wheelchair access.

The home also has polished concrete flooring throughout, zoned ducted reverse cycle refrigerated air conditioning, a secure alfresco area and a remote-access garage with plenty of room for a boat or second vehicle. ●



## HOME ESSENTIALS

**Address:** 6/9 Palaroo Street, Swan Hill **Price:** \$629,000

**Description:** 2 bedrooms, 2 bathrooms, 1 garage **Inspect:** 11.30am-12pm, Saturday, 18 April

**Contact:** Michael Klomp, 0412 234 471, GRAEME HAYES

# Tower Hill

SWAN HILL

STAGE 15

You'll love life  
at Tower Hill

Stage 15 release - Now with titles!

For more information visit website or scan QR code

Stage 15		
433	630	\$184,000
434	604	\$180,000
435	680	\$186,000
436	749	\$194,000
437	749	\$194,000
438	507	SOLD
439	750	\$196,000
440	710	\$191,000
441	736	\$194,000
442	871	\$189,000
443	872	SOLD
444	714	\$192,000
445	595	\$183,500
446	602	\$185,000
447	682	\$185,000
448	706	\$196,000
449	673	\$184,000
450	673	\$196,000
451	706	\$192,000
452	682	\$185,000
453	682	\$196,000
454	770	\$192,000
455	715	\$192,000
456	797	SOLD
457	833	SOLD

STAGE 15

STAGE 14

[towerhill.swanhill.vic.gov.au](http://towerhill.swanhill.vic.gov.au)

12857920-MAA14-28



23 Boobiella Drive, Swan Hill

## Elevated luxury on one of Tower Hill's largest allotments

3 2 3

Located on a spacious 944sqm fully landscaped site atop Tower Hill, this unique 4 year old home offers the ultimate family lifestyle. The free-flowing open plan living connects the multiple indoor spaces to the rear alfresco and adjoining patio, and with rear street access there's room for the boat, caravan and jetski. Create your lifetime of family memories in this bespoke residence on a truly individual site.



**FOR SALE**  
\$789,000

**AGENT**  
John Monahan  
0427 292 965

**VIEW**  
Saturday 11.30am to Noon

Enquire today

**LJ Hooker**  
Swan Hill 5033 1331



4 Makepeace Street, Swan Hill

## 4 bedroom brick veneer Open plan living, big alfresco

4 2 3

This charming family home sits very comfortably on a 669 sqm site only one kilometre from the CBD, and even closer to sporting facilities, local shops and childcare services. The roomy open plan kitchen/meals/family area flows out to a private, leafy and spacious alfresco to the northerly aspect, and the climate control in this very liveable home is fabulous. This home is only 25 years young and represents excellent value for the young family or canny investor.



**FOR SALE**  
UNDER OFFER

**AGENT**  
John Monahan  
0427 292 965

**VIEW**  
Call for an Appointment

Enquire today

**LJ Hooker**  
Swan Hill 5033 1331