

# The Guardian

## PROPERTY GUIDE



# QUAINT FAMILY HOME

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# The Guardian

PROPERTY GUIDE





# QUAINT FAMILY HOME

**THE** home at 20 Douglas Avenue, Swan Hill makes the most of its suburban corner block, with five bedrooms, a multi-purpose shed and low-maintenance yard.

Since it was built in the 1980s, the redbrick home has been owned by the same family, who have updated the interior as needed to incorporate modern comforts.

The finer details that have been retained make this home unique, with amber glass door insets and ceiling roses on the living space light fixtures adding charm and novelty.

The dining and kitchen have newly laid floor, with carpet in the living and vinyl plank through the rest of the communal spaces.

The updated kitchen includes new cabinetry providing ample storage with a corner pantry and a U-shape bench for freedom to create, complete with electric stove and wall oven and grill.

Keep the space bright and open through the wide windows during the day while maintaining privacy with both sheer and full roller blinds fitted on all windows.

Each of the four bedrooms is carpeted, with the primary overlooking the backyard and fitted with split system air conditioning and a fan.

The third and fourth bedrooms have built-in robes, and the spacious multipurpose room offers use for a fifth bedroom, second lounge or work from home station.

The bathroom was also updated, with a new vanity, bath and glass shower, as well as grab bars for accessibility.

The laundry has the original tiling and a double-trough sink, and three large cupboards in the hallway provide ample storage.

Evaporative ducted cooling provides



efficient climate control through the warmer months, along with split system air conditioning in the dining room.

The powered shed offers space for up to four vehicles, with pedestrian access to the side and rear, ceiling storage racks and

a plumbed kitchenette, creating a versatile work or hobby space.

Out the back, the low-maintenance yard is bordered with garden beds, offering potential for ornamental or kitchen gardens.

Pop-up sprinklers are installed for easy

maintenance.

This charming move-in ready home has room for the whole family, in a quiet and convenient suburban neighborhood near to the heart of Swan Hill. ●

## HOME ESSENTIALS

**Address:** 20 Douglas Avenue, Swan Hill **Description:** 5 bedrooms, 1 bathrooms, 4 garage **Price:** \$575,000-\$595,000 **Inspect:** 1-1.30pm Saturday 25 April  
**Contact:** Lilliana Goudie, 0439 229 869, BROAD REALTY



# 3 Landy Crescent, SWAN HILL



**FOR SALE** **\$745,000**

4 BED | 2 BATH | 4 CAR

Tucked away at the quiet end of a leafy court, this expansive lifestyle holding offers a rare opportunity to secure over a hectare of land in one of Swan Hill's most tightly held established pockets. Surrounded by mature trees and long term neighbours, the property enjoys a peaceful rural feel while remaining only minutes from schools, sporting facilities and the heart of town. Set across 1.22 hectares (approx.).

**INSPECTION BY APPOINTMENT**



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!



# 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. The main living area is centred around a charming fireplace, adding both comfort and ambience, while an adjoining dining space connects seamlessly through to the kitchen, delivering a practical and functional layout.

The kitchen is well appointed with ample storage and bench space, offering a solid foundation for future updates.



**OPEN FOR INSPECTION**

Saturday, 25th April from 2 - 2:30pm

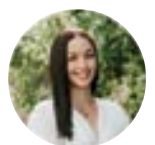


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# 18 River Oaks Drive, SWAN HILL

# 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.



INSPECTION BY APPOINTMENT

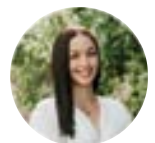


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**Lilliana Goudie | 0439 229 869**  
SALES ASSOCIATE  
[lilliana@broad-realty.com.au](mailto:lilliana@broad-realty.com.au)



## 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:** By appointment

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



## PEACEFUL ACREAGE

**SET** on approximately 2.82 hectares, or about seven acres, this well-presented rural lifestyle property offers space, comfort and functionality just a short drive from Swan Hill.

The freshly painted home features three comfortable bedrooms and a well-designed floorplan ideal for relaxed country living.

The kitchen is neat and functional with ample storage and bench space, flowing easily into the dining and living areas.

The alfresco entertaining area is perfect for enjoying the peaceful rural outlook while hosting family and friends.

The property is well set up for those

wanting space for animals, hobbies or a relaxed rural lifestyle.

The land includes an approximately 2.1-acre house block plus approximately 4.9 acres for paddocks, complete with pipes and risers for irrigation or stock water.

Practical infrastructure is a highlight, with a large three-bay shed providing excellent storage, workshop space or room for vehicles and equipment. ●



### HOME ESSENTIALS

**Address:** 208 School Road, Beverford **Price:** \$620,000

**Description:** 2 bedrooms, 1 bathrooms, 2 garage **Inspect:** By appointment

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



**5032 4800**

353 Campbell Street, Swan Hill

## QUALITY PLUS SURPRISES

8 Sugarwood Avenue, Swan Hill



The more you look inside this home the more you will fully appreciate it. Spacious living both inside and out plus 'Fair Dinkum' bedrooms. All a very good size. The floor plan offers versatility and allows for personal styling to be adapted to suit.

**Inspect - Buy - Enjoy**

**\$673,000**

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### Elevate Your Lifestyle

4 Tyntynder South Road, Tyntynder South, Vic

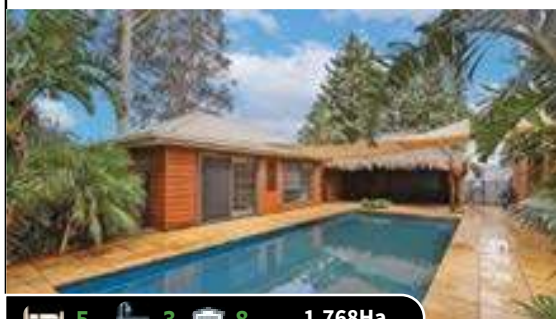
- The perfect combination of proximity and privacy, located only 7km from the centre of Swan Hill on an elevated piece of paradise in lush garden surrounds
- Situated on approximately 1.768 hectares (around 4.40 acres) and perched on top of a red sandy loam rise, the renovated brick veneer home with a pool, guest house and a substantial shed with annex, 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 annex 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



5 3 8 1.768Ha



4 2 4 9.78Ha

### Murray River Lifestyle

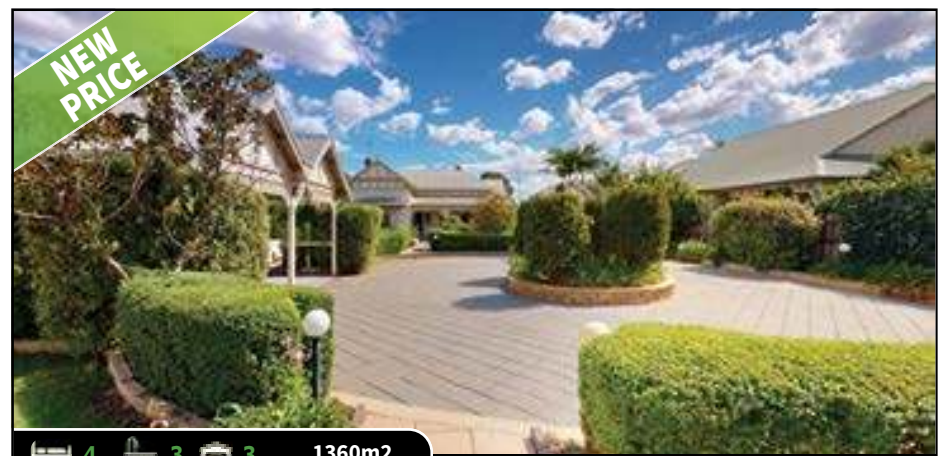
1049 Pental Island Road, Pental Island, Vic

- An exceptional rural lifestyle property on the banks of the mighty Murray River, "Berrilong" captures the imagination in every possible way.
- Thoughtfully renovated brick veneer residence featuring modern finishes and zones enjoying peaceful river views in low maintenance surroundings
- Screened alfresco dining area and swimming pool with heating solar heated, self cleaning pool
- Two ten acre paddocks suitable for cropping, pasture, horses or livestock with a dam, recycle dam and pump
- Shared irrigation pump, separate pressure pump for stock and domestic supply, 60,000 litre 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

Price: \$1,625,000



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



4 3 3 1360m2

### Victorian Masterpiece

36 Splatt Street, Swan Hill, Vic

- An iconic Victorian home, beautifully restored, renovated and presented, superbly located in central Swan Hill
- Take a trip down memory lane and experience the grandeur of "olde world" charm and elegance blended with modern function and convenience
- Classic, authentic period features are all on show - 12' high ceilings, timber fretwork, polished timber floors, open fireplaces, verandas and French doors
- Four bedrooms, three bathrooms, three living areas, a gentleman's retreat, chef's kitchen with stone bench tops, dining area and a sauna
- Fully ducted split system RCAC and the winter warmth of wood heating, 23 solar panels, 3 phase power
- The residence is set deep on a huge 1360m2 allotment, with a paved circular driveway and three period style carports
- Sensational garden surrounds and several outdoor entertaining options to relax and soak up the glorious views
- A private, prestige property in a highly coveted central location

Price: \$1,260,000

Inspection by appointment



Agent Darren Scarce  
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dscarce@brcagents.com.au



# MULTI-TENANTED INDUSTRIAL DEVELOPMENT

**SITUATED** in Swan Hill's established industrial precinct, this high-quality dual-tenanted warehouse at 23 Shepherd 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 Shepherd Road, Swan Hill **Description:** 1753sqm land **Price:** \$695,000 **Inspect:** Private inspection

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

## HOME FOCUS



# 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.

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. ●



## HOME ESSENTIALS

**Address:** 2882 Murray Valley Highway, Nyah **Price:** \$740,000

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

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

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439	750	\$196,000
440	710	\$191,000
441	730	\$194,000
442	871	\$189,000
443	872	SOLD
444	714	\$192,000
445	585	\$183,500
446	602	\$185,000
447	602	\$185,000
448	706	\$196,000
449	673	\$184,000
450	673	\$196,000
451	706	\$190,000
452	582	\$185,000
453	682	\$196,000
454	770	\$199,000
455	715	\$190,000
456	797	SOLD
457	833	SOLD

**STAGE 15**      **STAGE 14**

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RayWhite

## JUST LISTED

4 2 2

69 Murlong Street, Swan Hill

Ideally positioned near schools, shops, sporting facilities and essential amenities, this inviting four bedroom residence delivers the family lifestyle in a sought after location. Enjoy the ease of a short walk to George Lay Park, perfect for relaxed weekends in Swan Hill. Set on a secure 635m<sup>2</sup> allotment, the home offers space and comfort with modern appliances and flexible living areas. Move in and add your own style to create something truly special—an excellent opportunity not to be missed!

**Sale**  
\$465,000

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

**View**  
Fri-24-Apr-2026  
5:30pm to 6:00pm

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RayWhite

## JUST LISTED

4 2 2

72 Poole Boulevard, Swan Hill

Family-sized living in a blue-ribbon location. Set on over a quarter-acre, this well-maintained brick home offers space, comfort and easy upkeep. Inside features four bedrooms and two bathrooms, ideal for growing families or those needing flexibility. Presented neat as a pin, it's ready to enjoy from day one. A double garage with drive-through access suits trailers or extra vehicles, while the 6m x 6m powered shed with concrete floor is perfect for storage or a workshop. The low-maintenance yard provides space to enjoy without the hassle.

**Sale**  
\$659,000

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

**View**  
Sun-26-Apr-2026  
11:30am to 12:00pm

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RayWhite

## JUST LISTED

4 2 3

13 Currie Street, Swan Hill

13 Currie Street offers a practical and spacious home ideal for families, investors or owner occupiers. This solid four bedroom, two bathroom brick residence provides a comfortable layout with plenty of room to live and grow. The functional floorplan supports easy everyday living, with space for both relaxation and entertaining. Well built and low maintenance, it presents a great opportunity to secure a reliable home in a sought after location. A well rounded property offering comfort, flexibility and lasting appeal.

**Sale**  
\$648,000

**View**  
Sun-26-Apr-2026  
12:30pm to 1:00pm

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

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

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## SALE

3 1 496m<sup>2</sup>

14 Wilson Street, Swan Hill

Positioned in one of Swan Hill's most desirable locations, this character filled residence on Honeymoon Hill presents an exceptional lifestyle opportunity. Located close to the riverfront and local cafes, the home offers immediate comfort alongside exciting scope for enhancement. Featuring three well-sized bedrooms, a central bathroom, and charming high ceilings, the layout is both practical and inviting. A low-maintenance yard completes the package, making it an ideal choice for first-home buyers, investors or downsizers seeking future potential.

**Sale**  
\$495,000

**View**  
BY APPOINTMENT

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

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## MOVE-IN READY HOME

**SET** in a tightly-held blue ribbon location close to Bunnings, this 1,011m<sup>2</sup> parcel presents a rare chance to secure prime real estate within a commercial zone.

Positioned on a generous block with much potential, the existing residence provides immediate flexibility to occupy, lease, or repurpose while you plan your next move.

With commercial zoning in place, the site offers scope for redevelopment, business use, mixed-use potential, or long-term land banking (STCA).

Large land holdings in prime commercial pockets are increasingly scarce.

This is a strategic acquisition for developers, investors, or business owners seeking location, scale, and future growth. ●



### HOME ESSENTIALS

**Address:** 49 Beveridge Street, Swan Hill **Price:** \$580,000

**Description:** 3 bedrooms, 1 bathrooms, 1 garage **Inspect:** Private inspection

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



## TIMELESS BRICK CHARM, TRANQUIL LOCALE

**NESTLED** on the fringe of town and enveloped in a serene rural outlook, this solid brick home radiates warmth and comfort, offering a peaceful haven for families seeking space and serenity.

A welcoming entryway opens to light-filled living areas that flow around a timeless timber kitchen, complete with a freestanding dual-fuel cooker, dishwasher and generous cabinetry.

There are three bedrooms and two bathrooms including a primary with walk-in robe and spa ensuite downstairs, while upstairs a fourth bedroom with ensuite adjoins a charming pine-lined lounge with soaring ceilings, kitchenette, dual patios

and study nook.

A dedicated office extends from the tandem garage, while comfort and convenience are ensured with split-system heating and cooling, evaporative cooling and handy storage sheds.

Just moments from the Murray River and a short drive to Swan Hill's town centre, schools and medical facilities, this warm and inviting home blends country tranquillity with modern ease. ●



### HOME ESSENTIALS

**Address:** 27 Arnoldt Street, Swan Hill **Price:** \$820,000

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

**Contact:** Lilliana Goudie, 0439 229 869, BROAD REALTY

*Last chance to inspect before it's gone!!*

**Open By Appointment**



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4 2 2 2 **\$755,000**

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**G.J. Gardner. HOMES**

12862824-MR17-26

**NEW LISTING**



71 Kyalite Road **KYALITE**

2 1 1

**RIVERSIDE LIVING - FURNISHED & READY TO ENJOY**

Positioned across the road from the Wakool river, this charming two-bedroom home offers a relaxed lifestyle in the peaceful township of Kyalite. Set on a generous 1,000m<sup>2</sup> allotment, the property is ideal as a weekend getaway, investment, or permanent residence.

- Two bedrooms with built-in robes
- Split system heating and cooling
- Colorbond clad home with full wraparound verandah
- Sold furnished
- Prime position opposite the Wakool river
- Carport and garden shed

**For Sale: \$245,000-\$260,000**  
Inspect By Appointment  
**Michael Klomp**  
0419 203 908



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 1114m<sup>2</sup> block
- Large undercover alfresco for outdoor entertaining

**For Sale: \$675,000**  
Inspect By Appointment  
**Michael Klomp**  
0419 203 908



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 By Appointment  
**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 Appointment  
**Michael Klomp**  
0419 203 908



# OVERLOOKING THE MURRAY

**RENOVATED** and move-in ready, the solid-brick home at 17 Murray Street, Tooleybuc blends timeless character with modern comfort.

Set on approximately half an acre of land and positioned directly across the road from the Murray River, the property offers a peaceful outlook, privacy, and plenty of space to enjoy a relaxed lifestyle.

The home has been thoughtfully renovated to enhance its original charm while introducing fresh, contemporary finishes throughout and high-quality upgrades that create a bright, welcoming and functional living environment.

The spacious main living area is complete with a cosy wood heater, ideal for the cooler months.

A second living or family room offers flexibility and could easily serve as a fourth bedroom, home office, or study depending on your needs.

At the heart of the home is a stylish new neutral kitchen equipped with quality appliances including a gas cooktop, stainless steel under-bench oven, rangehood, dishwasher and ample bench space for

everyday living and entertaining. Comfort is assured year-round with four split-system heating and cooling units as well as two wood heaters throughout the home.

The outdoor living areas are designed for entertaining and relaxation, with the large covered deck creating a place to host family and friends or simply unwind while enjoying the semi-rural atmosphere, and generous verandahs adding further charm and functionality to the outdoor spaces.

The block offers plenty of room for vehicles, hobbies, and future possibilities.

Features include a double carport and a substantial powered shed with concrete flooring.

The property also benefits from convenient rear lane access, adding further practicality for storage, parking or future development potential.

Major upgrades including a new roof ensure long-term peace of mind, while the solid brick construction provides durability and low-maintenance appeal. ●



## HOME ESSENTIALS

**Address:** 17 Murray Street, Tooleybuc **Price:** \$775,000

**Description:** 3 bedrooms, 2 bathrooms, 2 garage **Inspect:** Private inspection

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



# TUCKED AWAY TRANQUILITY

**TUCKED** away at the end of a quiet cul-de-sac, this well-maintained and beautifully presented home at 1 Lynden Street, Swan Hill offers peace and privacy.

With no passing traffic and minimal noise, it provides a relaxed setting perfect for comfortable family living.

The neat and tidy home features three generous bedrooms plus a dedicated study or office area.

The primary bedroom includes an ensuite, while the additional office space adds further practicality for modern living.

Polished floors add warmth and character throughout the home.

The well-appointed kitchen is equipped with stainless steel appliances.

Split systems throughout the home

and an evaporative cooling system ensure comfort throughout the seasons.

Set on a good-sized, fully fenced block, the property offers plenty of space for children and pets to play safely while still allowing room for outdoor entertaining or further improvements.

A garden shed along with a powered and concreted shed provides excellent storage and workshop space.

Lovingly cared for and well maintained, this home is ready for its next owner to simply move in and enjoy. ●



## HOME ESSENTIALS

**Address:** 1 Lynden Street, Swan Hill **Price:** \$469,000

**Description:** 3 bedrooms, 1 bathrooms, 1 study, 2 garage **Inspect:** Private inspection

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

# SOMETHING FOR EVERYONE

**SITUATED** in a peaceful neighborhood, the property at 44 Marraboor Street, Lake Boga offers a comfortable and spacious living space for you and your family.

The home itself boasts a warm and inviting atmosphere, with plenty of natural light flooding in through the windows.

The kitchen is functional and well-equipped, plus there is a pantry making meal preparation a breeze.

The living areas are perfect for entertaining guests or simply unwinding after a long day with a wood heater and split system unit, plus evaporative cooling is ducted throughout the house to keep you comfortable all year round.

The two bedrooms and two sleepouts are well-appointed, providing ample space for relaxation and privacy.

The bathroom is practical and features all the necessary amenities with separate toilet.

The generous quarter acre block (1011m<sup>2</sup>) provides plenty of space for outdoor activities and gardening.

Located in the desirable township of Lake Boga, this property offers easy access to local amenities, including school, shop, pharmacy, pub and sporting facilities.

The nearby lake provides a picturesque backdrop for leisurely walks or recreational activities.

This property presents an excellent opportunity for first-time buyers, growing families, or investors looking for a solid return on investment. ●



## HOME ESSENTIALS

**Address:** 44 Marraboor Street, Lake Boga **Description:** 2 bedrooms, 1 bathrooms, 2 garage **Price:** \$379,000

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

