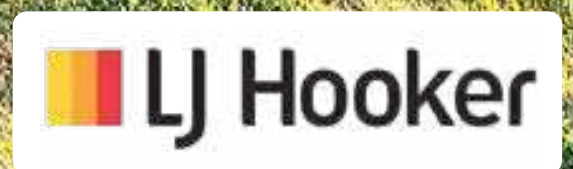


The Guardian

PROPERTY GUIDE

**SPACE,
STYLE AND
SECURITY**

Turn to page 2



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The Guardian

PROPERTY GUIDE





SPACE, STYLE AND SECURITY ON CORNER BLOCK

FAMILY friendly and move-in ready, the home at 23 Boobiulla Drive, Swan Hill is set on a unique near-quarter acre block in Tower Hill estate.

It is available for vacant possession, so the whole family can call it home on settlement.

The property has a wide street frontage along three sides, neighbouring only one other property, rare in a dense neighbourhood like Tower Hill.

While the block is an unusual shape, the layout makes the most of the available space, incorporating comfortable living, ample outdoor space with entertaining and garden, and shedding.

With three bedrooms and two living areas, the home can accommodate the whole family through the many seasons of life.

From the neat front yard with established planter boxes, the brick-facade home opens into a sequestered entryway and the carpeted front lounge room.

Just beyond is the heart of the home, an open plan kitchen, dining and living room overlooking the backyard through expansive windows.

The fully-appointed kitchen includes an island bench, dishwasher, 900mm electric stove and oven, wide fridge nook, and a butler's pantry complete with shelving and another sink.

In view of the kitchen bench, the study nook allows for discrete parental supervision while students complete their homework.

The primary bedroom features a double-width walk-through dressing room and an ensuite including a double-width shower and vanity, and a private toilet.

Both of the secondary bedrooms have a two-door built-in robe.



The main bathroom features a deep free-standing bath, along with a wide vanity and standard shower, with the toilet separate.

Each room in the home is serviced by zoned ducted reverse cycle heating and cooling for convenient, efficient climate control, and fitted with black-out roller blinds and floor-to-ceiling sheer curtains.

The laundry has direct rear access, a broom closet and a walk-in linen cupboard, as well as space for both a washer and dryer.

A north-easterly decked alfresco and a patio encourage year-round outdoor living, entertaining guests, watching children and pets play on the lawn or enjoying the serenity.

The alfresco has a shaded rollerblind and

ceiling fan for summer, while grapevines provide stylish seasonal coverage over the patio.

At the narrow corner of the property, an established planter bed can become a kitchen garden or a sandpit, or can be fenced off for a secure, shaded pet yard.

The lawn is bordered with established decorative and citrus trees that will grow to provide shade in the summer, and is serviced by pop-up sprinklers.

There is dual vehicle access to the yard, through the rear double gates and through the shed with front and yard roller doors.

The shed can comfortably fit a vehicle with space remaining for a workbench or storage

alongside.

A rainwater tank collects off the roof, and the automatic pump services the toilets while there is adequate water stored, and switches to town water when supply runs low.

The home also has a double garage with internal and rear pedestrian access, providing three lock-up vehicle spaces.

The attention to detail paid to the construction of the home is apparent in the concrete path around the perimeter, which protects the foundations from movement and moisture.

Comfortable, stylish and private, this family home is ready to welcome the next family to call it theirs. ●

HOME ESSENTIALS

Address: 23 Boobiulla Drive, Swan Hill **Description:** 3 bedrooms, 2 bathrooms, 1 study, 3 garage **Price:** \$769,000 **Inspect:** 11-11.30am Saturday, 2 May

Contact: John Monahan, 0427 292 965, LJ HOOKER



23 Boobialla 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
\$769,000

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



RURAL FARMLET

THIS well-positioned rural retreat at 70 Eagle Lane, Koraleigh offers a balance of peaceful country living and modern convenience.

The well-kept two-bedroom cottage is set on 12.14 hectares (30 acres) of flat, usable land, with three megalitres of stock and domestic water, 42 panels of solar power, three rainwater tanks and more.

Full of character, the home has polished original floorboards, ducted cooling and cosy wood heating.

Recent upgrades include full rewiring and replumbing, ensuring reliability for years to come.

A large carport, decking and two bathrooms add to the comfort and practicality.

There is also a large powered shed and the property includes a tractor and ride-on mower.

On a quiet, sealed road just 10 minutes from Tooleybuc and 30 minutes to Swan Hill, this convenient, productive property is suited to those retiring to the country, seeking a sustainable lifestyle, or looking for some space to breathe.

Note: The current crop is owned and managed by a neighbouring landholder, who holds full harvest rights for the present season.

There is no formal lease or agreement in place, and no ongoing rights or obligations for future land use will transfer with the sale. ●



HOME ESSENTIALS

Address: 70 Eagle Lane, Koraleigh **Price:** \$420,000

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

Contact: Michael Klomp, 0419 203 908, GRAEME HAYES

HOME FOCUS

PANORAMIC VIEWS OF MALLEE LANDSCAPE

JUST out of town but in a world of its own, the red brick facade home at 20 South Street Tooleybuc blends indoor comfort with a scenic outdoor lifestyle with views of the Murray River.

The 6499m² allotment offers sprawling grounds to set the scene of an idyllic childhood in a quiet, scenic pocket of the Mallee.

The two-storey home allows for comfortable everyday living where the family can spread out, and have the space to entertain in style.

Entering into the heart of the home, the central kitchen and dining allows for connected family living.

The kitchen makes the most of the space with ample bench space, a corner pantry and plenty of storage, as well as electric appliances.

The living room sits just beyond the kitchen with a serving window between the two rooms, with views of the expansive front lawn and a toasty wood fire.

Upstairs the rumpus room enjoys access to a balcony with panoramic views of the iconic Mallee bush and the Murray River, ideal for quiet evenings, lazy weekend breakfasts or teenage hangouts.

The bedrooms are all on the ground floor, with the primary suite situated with prime views at the front of the home.

The huge undercover outdoor entertaining area is perfect for gatherings and is a real feature of this home, surrounded by lawns with established gardens and extending into a tidy firepit for cooler evenings.



There's plenty of space for kids and pets to run around, to expand further or to develop a thriving kitchen garden or orchard.

The backyard is also fitted with two sheds which could be used for storage, a hobby space or workshop.

It's within close proximity to the Tooleybuc township and its P-12 school, cafes, pub and sporting club. ●

HOME ESSENTIALS

Address: 20 South Street, Tooleybuc **Description:** 4 bedrooms, 2 bathrooms, 2 garage **Price:** \$790,000 - \$850,000 **Inspect:** By appointment

Contact: Michael Klomp, 0419 203 908, GRAEME HAYES

4 | REAL ESTATE



SPACE TO GROW

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

Court locations offer minimal through-traffic, a safer environment for children and excellent owner-occupier appeal.

Designed with functionality in mind, the home offers four generous bedrooms, two bathrooms, two separate living areas and a well-appointed kitchen.

The flexible floorplan provides excellent separation between living zones, making it suited for families needing space, or buyers wanting a second lounge, media room or

kids' retreat.

Outside is a covered alfresco area, a garden shed for additional storage and a double garage with a single rear roller door for backyard access.

The generous secure yard offers plenty of space for children and pets, with room for further enhancements if desired.

With strong appeal to families, investors and those seeking a quiet lifestyle setting, 1 Green Court represents a well-rounded opportunity in a tightly held court. ●



HOME ESSENTIALS

Address: 1 Green Court, Swan Hill **Price:** \$675,000

Description: 4 bedrooms, 2 bathrooms, 2 garage **Inspect:** By appointment

Contact: Michael Klomp, 0419 203 908, GRAEME HAYES



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:** \$750,000

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

Contact: Charlotte Broad, 0411 207 321, BROAD REALTY

HOME FOCUS

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 **Description:** 4 bedrooms, 2 bathrooms, 1 study, 5 garage **Price:** \$820,000 **Inspect:** Private inspection

Contact: Lilliana Goudie, 0439 229 869, BROAD REALTY



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. ●



HOME ESSENTIALS

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

Description: 679sqm land **Inspect:** By appointment

Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



RayWhite

JUST LISTED

3 1 1

6 Hawdon Court, Swan Hill

This beautifully presented three bedroom home offers comfort, functionality, and effortless living in a neat as a pin setting. Perfect for families or first home buyers, it features a spacious layout with a large undercover area that extends the living space, ideal as an entertaining zone. Inside, a wood heater creates a warm, inviting atmosphere, while ducted evaporative cooling ensures summer comfort. Well maintained and versatile, this home provides a relaxed lifestyle with plenty of space to unwind and entertain year round.

Sale
\$445,000

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

View
Fri-01-May-2026
5:30pm to 6:00pm

■ We bring the whole team

raywhiteswanhill.com



RayWhite

SALE

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 635m² 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-01-May-2026
5:30pm to 6:00pm

■ We bring the whole team

raywhiteswanhill.com



RayWhite

JUST LISTED

2 1 1

29 Donnington Street, Swan Hill

This neat and inviting home offers a comfortable, easy living feel with a practical layout. It includes two good sized bedrooms, with the original third bedroom converted into a second living space, giving you extra room to relax or entertain. The kitchen has been updated and features a 900mm oven and cooktop, ideal for those who enjoy cooking. Outside, the gardens are designed to be low maintenance while still feeling like a private retreat. A secure yard, storage shed and carport complete this well equipped and convenient property.

Sale
\$469,000

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

View
Sat-02-May-2026
11.30 am - 12:00 pm

We bring the whole team

raywhiteswanhill.com



RayWhite

NEW PRICE

2 1 2

1/1 Cohn Street, Swan Hill

Tucked away in a quiet street within walking distance to the Murray River, scenic trails and the town's main shopping precinct, this neat and tidy two-bedroom brick unit offers an ideal low-maintenance lifestyle or investment opportunity. Inside features a comfortable living area with reverse cycle heating and cooling, plus a functional kitchen with electric cooking and ample storage. Both bedrooms are well sized and the easy-care yard includes a garden shed. Currently rented on a periodic lease, offering immediate return and flexibility.

Sale
\$419,000

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

View
BY APPOINTMENT

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

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raywhiteswanhill.com



208 School Road **BEVERFORD**

3 1 3

SPACE, COMFORT & LIFESTYLE

Well-presented rural lifestyle property offering the perfect balance of space, comfort, lifestyle and functionality just a short drive from Swan Hill.

- 2.82ha (approx. 7 acres) just minutes from Swan Hill
- Spacious alfresco entertaining area
- 1ML stock & domestic water allocation
- 5.1kW solar system
- Large 3 bay shed

For Sale: \$620,000
Inspect By Appointment

Michael Klomp
0419 203 908

12 EL ALAMEIN AVE, SWAN HILL

4 2 1

FAMILY-SIZED LIVING, POOLSIDE ENTERTAINING, RIVER PRECINCT OUTLOOKS

Set in a sought-after pocket of Swan Hill, offering substantial space, multiple living zones and outstanding outdoor entertaining. A home with real lifestyle appeal and future upside.

- Prime location near Swan Hill river precinct
- Large Kitchen with walk in pantry
- 4 Spacious Bedrooms, 2 with WIR's 1 with BIR
- 2 Bathrooms plus a seperate toilet
- Upstairs rumpus / second living area
- Lagoon style In ground Pool

For sale: \$595,000
Open Inspection -
Sunday 10:15am-10:45am
Michael Klomp
0419 203 908



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 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
Open Inspection -
Sunday 11:00am-11:30am
Michael Klomp
0419 203 908

NEW LISTING



3430 Murray Valley Highway **NYAH**

4 2 4

SPACE, COMFORT... AND A PLACE TO CALL HOME

Set on approximately 1 hectare (10,000m²) on the edge of the Wood Wood township, 3430 Murray Valley Highway, Nyah offers a rare lifestyle opportunity where space, comfort and self-sufficiency come together.

- Solid double-brick home with 4 bedrooms, ensuite & excellent storage
- Spacious L-shaped living with study nook + wood fire heating
- 12m x 6m covered deck overlooking solar-heated in-ground pool
- Extensive water supply: rainwater, river tanks & creek pump access
- Exceptional shedding including garages, workshop & large machinery shed
- Well-kept kitchen with dishwasher & ample cabinetry

For Sale:
\$750,000
Inspect By Appointment
Michael Klomp
0419 203 908

NEW LISTING



36 Boys St **SWAN HILL**

3 1 2

UPDATED & MOVE-IN READY IN A QUIET, QUALITY LOCATION

Positioned in a well-established pocket of Swan Hill, is an excellent opportunity to secure a move-in ready home with quality updates already completed, this location offers a quiet, stable neighborhood with enduring appeal.

- Renovated Kitchen
- Practical, family friendly floorplan
- Light-filled interiors providing comfort and everyday ease
- Well-presented and move in ready
- Generous yard space with room for entertaining
- Ample off-street parking

For Sale:
\$475,000
Open Inspection
Sunday 9:30am-10am
Michael Klomp
0419 203 908



SWAN HILL

TAKE YOUR PICK - TWO PRIME BLOCKS FOR SALE

An excellent opportunity to secure one of two great parcels of land - choose the one that suits your needs!

- 74 Gray Street - 842m² - \$150,000
 - 2 Wanera Street - 700m² - \$175,000
- Both blocks are ideally located close to schools, sporting facilities, and town amenities.
Whether you're looking to build your dream home or invest, these well-positioned allotments provide flexibility and value.
Enquire today to secure your preferred allotment!

Michael Klomp
0419 203 908

www.ghrealestate.com.au



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
Open Inspection
Sunday 11:45am-12:15pm
Michael Klomp
0419 203 908

Ph: (03) 4016 2005

RIVER RETREAT

SET on approximately 37 acres, this lifestyle property offers space, comfort, and natural beauty.

Just 120 metres from the Murray River, the property enjoys river frontage, a peaceful setting with easy access to the water.

At the heart of the property is a substantial double-brick family home, designed for relaxed living and entertaining.

Generous living areas provide plenty of room for the whole family, while outdoors a large alfresco area is complete with permanent weather blinds for year-round gatherings.

Surrounded by beautifully established gardens, the home is enhanced by an automatic sprinkler system.

For those needing space and versatility, the property features multiple large shedding options, perfect for machinery, storage, workshops, or hobby use.

This is a rare opportunity to secure a spacious rural retreat with river proximity, combining lifestyle, functionality, and natural charm in one package. ●



HOME ESSENTIALS

Address: 1105 Pental Island Road, Pental Island **Description:** 5 bedrooms, 2 bathrooms **Price:** \$1,495,000 **Inspect:** By appointment

Contact: Cameron Smits, 0436 001 821, RAY WHITE

Last chance to inspect before it's gone!!

Open Home: Saturday 10.30am - 12pm



20 Dumosa Drive, Tower Hill

Now sold! It's your final chance to walk through it. Don't miss this opportunity to experience the popular Wide Bay 212 before handover and explore what building your own home could look like.

Come and have a walk through and see how we can customise the design to suit you. We can build on your land or organise a

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

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G.J. Gardner. HOMES

12864510-MA18-26



CLASSIC RED BRICK COMFORT

BLENDING modern comfort with timeless red brick appeal, this custom-built home delivers style, space and easy living.

The open-plan kitchen, dining and living area connects to the outdoor space, creating a natural hub for everyday living and entertaining.

A separate lounge at the front provides added flexibility for families or a quiet retreat.

The primary bedroom features a walk-in robe and private ensuite, while two additional bedrooms are well-sized and serviced by a central bathroom.

Well maintained and thoughtfully designed, this home offers a practical layout with strong street presence and nothing to do but move in and enjoy. ●



HOME ESSENTIALS

Address: 19 Acacia Street, Swan Hill **Price:** \$645,000

Description: 3 bedrooms, 2 bathrooms, 2 garage **Inspect:** By appointment

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 St, Swan Hill **Price:** \$469,000 **Inspect:** By appointment

Description: 3 bedrooms, 2 bathrooms, 1 study, 2 garage

Contact: Damian Jones, 0401 648 175, RAY WHITE



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353 Campbell Street, Swan Hill

NEW LISTING

LIFESTYLE LIVING

24 Koetsveld Drive, Castle Donnington



Open for inspection
Monday
5.00-5.30pm

Located just minutes from Swan Hill and set on approx 3 acres this three bedroom brick veneer home will see your dreams become reality. The home is freshly upgraded and importantly enjoys town water plus an irrigation entitlement. The spacious outdoor entertaining area adds yet another dimension to this attractive property. There is plenty of shedding (caravan or work from home etc) as well as a large carport. This could be the one you have been waiting for.... ring and arrange your inspection.

Inspect - Buy - Enjoy

\$750,000

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OUTDOOR LIVING MADE SIMPLE

OUTDOOR living spaces have become increasingly popular in recent years, as homeowners seek to create stylish and functional spaces for entertaining and relaxing in the gardens of their own homes.

These modern outdoor rooms combine sleek design with practicality, resulting in spaces that are both visually appealing and highly functional.

One notable aspect of contemporary outdoor kitchens is their emphasis on minimalism and clean lines.

They often feature simple, streamlined designs with a focus on geometric shapes and a monochromatic color palette.

This minimalist approach creates an uncluttered and sophisticated atmosphere, allowing the kitchen to blend seamlessly with the rest of the home's exterior design.

Another key feature of contemporary outdoor living spaces is the integration of technology.

Many are equipped with state-of-the-art appliances, such as built-in wine coolers, under-counter refrigerators, and high-end barbecue, complete with rotisserie, pizza ovens and more.

These technological advancements not only enhance the functionality of the space but also add a touch of luxury and convenience.

Contemporary outdoor kitchens also prioritise the use of high-quality materials.

Sleek countertops made from materials like quartz or marble are often featured, along with custom cabinetry in rich wood finishes.

These materials not only contribute to the bar's aesthetic appeal but also ensure durability and longevity.

In terms of functionality, contemporary outdoor spaces are designed to accommodate the needs of both the host and guests.

They typically include ample storage space for utensils, a fully functioning sink as well as dedicated areas for firewood and accessories.



Some even incorporate seating options such as bar stools or lounge areas, providing a comfortable and inviting space for guests to relax and socialise.

Overall, contemporary outdoor spaces have evolved to become stylish and functional areas that elevate the home entertainment experience.

Whether used for intimate gatherings or larger parties, these spaces combine sleek design, advanced technology, and practical features to create a sophisticated

and enjoyable space for homeowners and their guests.

Outdoor showers are a feature most gardens should try to incorporate – especially if you have a pool.

From a practical point of view, outdoor showers are ideal for rinsing off after a swim in the pool.

They're also great for rinsing off dogs.

And moving away from the practical benefits, who doesn't love to shower in the outdoors?

It's often the best thing about rooms or villas at a tropical resort to have a beautifully designed outdoor shower – and there's no reason why this can't be replicated in your own backyard.



Here are a few key tips for creating an outdoor shower:

- LOCATION** – Location and privacy are everything if you'd like to use your shower for day-to-day showering and not just rinsing off when you have your swimmers on. Rendered, timber or stone walls can provide privacy – and attaching your shower as an extension to your house if you want to use it for an actual shower is the best way to create a private area. If you can access it via your existing bathroom or a bedroom is ideal.
- DRAINAGE AND PLUMBING** – Particularly if you're going to use soaps and shampoos in your shower you need to ensure that your shower is connected to the sewer. If you would like access to a warm shower rather than just something with cold water that's more suited to rinsing off in the summer sun or cooling off after a jog you'll need it to connect to your water heater.
- MATERIALS** – You need to ensure you choose tapware and finishes that are rated for outdoor use. Indoor tapware won't stand the constant exposure to the elements. Finishes like bronze, copper, and brass
- OTHER FEATURES** – You might also want to consider bench seating or built-in shelves for towels to dry off and other bathroom items. Any storage solutions will need to be watertight and suitable for outdoor use.

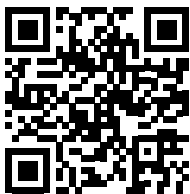


STAGE 15

| Lot | Area | Price |
|-----|------|-----------|
| 433 | 630 | \$184,000 |
| 434 | 684 | \$186,000 |
| 435 | 680 | \$186,500 |
| 436 | 749 | \$194,000 |
| 437 | 749 | \$194,000 |
| 438 | 607 | SOLD |
| 439 | 756 | \$196,000 |
| 440 | 710 | \$191,000 |
| 441 | 736 | \$194,000 |
| 442 | 875 | \$188,000 |
| 443 | 812 | SOLD |
| 444 | 714 | \$192,000 |
| 445 | 585 | \$183,500 |
| 446 | 682 | \$185,000 |
| 447 | 682 | \$185,000 |
| 448 | 706 | \$196,000 |
| 449 | 673 | \$194,000 |
| 450 | 673 | \$196,000 |
| 451 | 708 | \$192,000 |
| 452 | 682 | \$185,000 |
| 453 | 682 | \$185,000 |
| 454 | 770 | \$191,000 |
| 455 | 715 | \$182,000 |
| 456 | 797 | SOLD |
| 457 | 833 | SOLD |

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STAGE 15

STAGE 14



towerhill.swanhill.vic.gov.au



UNDER OFFER

Picturesque Country Retreat

299 River Road, Nyah, Vic

- Escape the hustle and bustle of urban life to your own piece of paradise on the outskirts of Nyah township
- Approximately 3 acres of tranquility with glorious rural views and lush green garden surrounds with large ornamental shade trees
- Features a beautifully presented timber home with an elevated outlook, above-ground pool integrated with the house, outdoor entertainment area, a machinery shed/workshop and large 3-bay carport
- The country-style home includes a solid timber kitchen with gas cooktop, electric wall oven, rangehood, dishwasher and walk-in pantry, meals area, a large living area complete with a cosy wood fire, split system RCAC, three bedrooms, all with built-in robes and ceiling fans, laundry with loads of built-in storage and laundry with loads of built-in storage
- Features evaporative cooling, split system RCAC and wood heating
- Front and rear verandas with a timber deck at pool level
- Rustic outdoor entertaining area full of character and charm
- 3-bay open machinery shed with concrete floor, power and enclosed workshop plus modern 3-bay carport with concrete floor for the caravan, boat and trailer
- Included in the sale is 3.8 megalitres of High Reliability water plus stock and domestic supply
- 49,000 litres rainwater storage capacity plus raw water settling tank
- A picture-perfect property only minutes from Nyah township and the Murray River

Price: \$639,000



3 1 4 1.206Ha



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5 3 8 1.768Ha

Elevate Your Lifestyle

4 Tyntynder South Road, Tyntynder South, Vic

- Situated on approximately 4.40 acres on top of a red sandy 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
- The home features a 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
- 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
- Recently subdivided with new post and wire boundary fencing, the property sale includes two megalitres of high reliability water shares
- For horse lovers, the property is a few hundred metres from the local Quarter Horse Club and Campdraft facility

Price: \$1,175,000
Inspection by appointment



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4 3 3 1360m2

NEW PRICE

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



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RENOVATED 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:** \$915,000

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

Contact: Cameron Smits, 0436 001 821, RAY WHITE

RayWhite



MOVE-IN READY HOME

THIS spacious four-bedroom home at 12 Bramble Drive, Swan Hill sits on a generous approximately 724m² 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. ●

HOME ESSENTIALS

Address: 12 Bramble Dr, Swan Hill **Price:** \$800,000 **Inspect:** By appointment

Description: 4 bedrooms, 2 bathrooms, 1 study, 2 garage

Contact: Cameron Smits, 0436 001 821, RAY WHITE

RayWhite

HOME FOCUS

STYLISH LIVING, PARKSIDE VIEWS

THE home at 37 Parkside Avenue Swan Hill offers a sense of space and thoughtful design, captured in the soaring entryway and a handcrafted timber and stainless-steel staircase.

The kitchen is designed for both everyday living and entertaining, with solid concrete benchtops, sleek glass splash backs, and quality appliances throughout.

The meals area flows into a large living space with three-meter ceilings and a concrete feature wall inlaid with coins for an unexpected design touch that adds character and warmth.

Enjoy movie nights at home with a built-in Onkyo projector and a large screen that descends from the ceiling at the touch of a button.

The well-appointed laundry offers ample storage and includes a laundry chute from the primary ensuite for added convenience.

The upstairs primary suite has 180-degree views across Stegall Park through floor-to-ceiling double-glazed windows.

The suite includes an ensuite, complete with dual copper vanities and a walk-in shower wrapped in imported floor-to-ceiling tiles.

The other two bedrooms have three-meter ceilings and expansive windows framing the parkland beyond.

The central bathroom blends form and function with dual imported marble vanities, a freestanding bath and a walk-in shower.

Seven reverse-cycle split system air conditioners and ceiling fans throughout ensure year-round comfort.

Step outside to a generous alfresco space



designed for relaxed entertaining.

Automatic blinds provide both shade and privacy as needed.

A converted container houses a custom timber bar with a dedicated outdoor kitchen space, perfect for barbecues.

An oversized double garage with rear lane access provides secure parking and easy access. ●

HOME ESSENTIALS

Address: 37 Parkside Avenue, Swan Hill **Description:** 3 bedrooms, 2 bathrooms, 2 garage **Price:** \$925,000 **Inspect:** By appointment

Contact: Cameron Smits, 0436 001 821, RAY WHITE

RayWhite

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 surrounds.

OPEN FOR INSPECTION

Saturday, 2nd May from 11 - 11:30am



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7 McAdam Court, SWAN HILL



FOR SALE **\$427,000**

3 BED | 1 BATH | 2 CAR

Positioned in a quiet court, this inviting home delivers a balanced blend of comfort, functionality and understated style. Natural light fills the main living area, where timber flooring and a well proportioned layout create a space that feels both relaxed and welcoming. The kitchen and dining zone sits centrally within the home, offering a practical layout with ample storage and preparation space, while maintaining an easy connection through to the outdoors.

OPEN FOR INSPECTION

Saturday, 2nd May from 12 - 12:30pm



476 Campbell Street, SWAN HILL



FOR SALE **\$440,000**

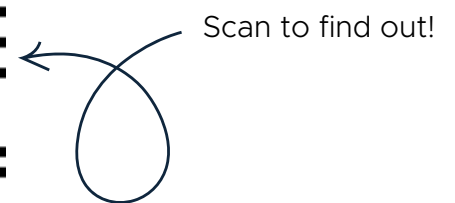
919 SQM

Positioned on a substantial 919sqm (approx.) allotment, this unique offering presents an exceptional opportunity to create something truly your own, with key groundwork already completed and future plans in place. The existing front dwelling has been fully restumped and re levelled with durable Red Gum stumps, providing a solid structural base for those looking to renovate, reimagine or build upon the current footprint.

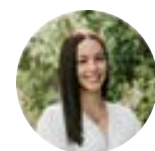
REGISTER YOUR INTEREST



**WHAT'S MY
PROPERTY WORTH?**



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