

The Guardian

PROPERTY GUIDE

RURAL LIFESTYLE

Turn to page 2

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The Guardian

PROPERTY GUIDE



RURAL LIFESTYLE ACREAGE



THE acreage at 24 Koetsveld Drive, Castle Donnington, just minutes from both Swan Hill and Lake Boga, intersects rural and connected living.

Approximately three acres, the property includes a three-bedroom brick-veneer home, a contained backyard with outdoor living and established gardens, shedding and workshops, and fenced paddocks.

Mature trees provide privacy and noise reduction from the road, which is set back from the Murray Valley Highway, for a peaceful home life.

The home has a neat, modern interior, featuring recent upgrades including fresh flooring and paint throughout.

A comfortable, freshly carpeted living room with a solid fuel heater and split system air conditioner, and an updated kitchen and laundry are designed for convenience and enjoyment.

The kitchen is fitted with electric appliances including a dishwasher, oven and hotplate, and plenty of storage and benchspace in modern cabinetry.

Along with two bedrooms with built-in wardrobes, the primary suite has a walk-in wardrobe with built-in shelving and hanging space, and a sleek, stylish ensuite.



The large back patio provides ample space for outdoor entertaining and comfortable rural outdoor living, while the enclosed backyard, shaded by mature trees, is suited to hours of play for both children and pets.

Automatic sprinklers maintain the

established gardens.

The attached shedding can accommodate vehicle and garden storage, with room for a caravan, as well as a workspace for the home handyman.

The paddocks have room enough for a

couple of horse or some livestock for the hobby farmer or homesteader.

The home is connected to town water, and the property has a rural water entitlement.

This property can provide a comfortable, relaxed rural lifestyle for the whole family. ●

HOME ESSENTIALS

Address: 24 Koetsveld Road, Castle Donnington **Description:** 3 bedrooms, 2 bathrooms, 2 garage **Price:** \$750,000 **Inspect:** By appointment

Contact: Noel Watson, 0408 272 741, NOEL WATSON REAL ESTATE



noel watson PTY LTD
"PROFESSIONALISM AND EXPERIENCE"

5032 4800

353 Campbell Street, Swan Hill

LIFESTYLE LIVING

24 Koetsveld Drive, Castle Donnington



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

SALES: NOEL WATSON - 0408 272 741

VIEW OUR FULL RANGE OF PROPERTIES AT
WWW.NOELWATSON.COM.AU

33 Palaroo Street, SWAN HILL

FOR SALE



\$495,000

3 BED | 1 BATH

Set on a generous 806sqm (approx.) allotment just moments from the river, this beautifully renovated home presents an effortless blend of modern comfort and long term potential. With a light filled interior and a warm, welcoming feel, it is a property that is ready to be enjoyed from day one.

Inside, the home has been thoughtfully updated throughout, with the central living and dining space flowing seamlessly into the refreshed kitchen, creating a practical layout suited to everyday living. Split system heating and cooling, together with evaporative cooling, ensures comfort throughout the seasons.

Accommodation is well considered, with three bedrooms each finished with brand new plush carpet and ceiling fans. The master enjoys the benefit of its own split system, enhancing comfort and privacy. The bathroom is a true highlight, finished with floor to ceiling tiles, a stone benchtop, walk in shower and a freestanding bathtub.

OPEN FOR INSPECTION

Saturday, 9th May from 11 - 11:30am



Scan to find out more information!



broad-realty.com.au



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



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

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



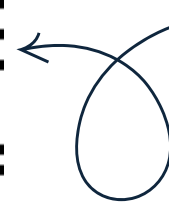
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WHAT'S MY PROPERTY WORTH?



Scan to find out!



Charlotte Broad | 0411 207 321
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Lilliana Goudie | 0439 229 869
SALES ASSOCIATE
lilliana@broad-realty.com.au

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



HOME FOCUS

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:** By appointment

Contact: Michael Klomp, 0419 203 908, GRAEME HAYES

4 | REAL ESTATE





12 Koraleigh Road, Koraleigh

Spacious 4 bedroom family home Very large allotment & shedding

4  1  2 

Right on the edge of this delightful river-environment village, this home is also right in the centre of town – the perfect combination, right opposite the local tavern. The half-acre (2023sqm) block is ideal for the young family, the keen gardener or someone who just loves space. If you are seeking the quiet life with a spacious home in a district township within easy driving distance of Swan Hill, here it is!



FOR SALE
\$395,000

AGENT
John Monahan
0427 292 965

VIEW
By Appointment

 **LJ Hooker**

Enquire today

Swan Hill 5033 1331



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

 **LJ Hooker**

Enquire today

Swan Hill 5033 1331

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

You'll love life at Tower Hill

Stage 15 release - Now with titles!

For more information visit website or scan QR code

STAGE 15		
Lot	Area	Price
433	630	\$184,000
434	684	\$186,000
435	680	\$186,000
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	\$189,000
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	706	\$199,000
452	682	\$185,000
453	682	\$185,000
454	770	\$199,000
455	715	\$192,000
456	797	SOLD
457	833	SOLD

STAGE 15

STAGE 14

towerhill.swanhill.vic.gov.au



SPACE AND COMFORT

THE home at 13 Currie Street, Swan Hill offers the space and practicality that make day to day family living easy.

This four-bedroom, two-bathroom brick home brings together a solid build, comfortable layout and the kind of flexibility buyers are always looking for.

Inside, there's room for everyone to spread out, whether you're upsizing, buying for the family, or looking for a home with space to grow into.

The brick construction adds lasting appeal, while the generous bedrooms and

two-bathroom layout make the home well suited to busy households.

A well-rounded home in a sought after Swan Hill setting, this is an opportunity to secure space, function and value. ●



HOME ESSENTIALS

Address: 13 Currie Street, Swan Hill **Price:** \$648,000
Description: 4 bedrooms, 2 bathrooms, 3 garage **Inspect:** By appointment
Contact: Cameron Smits, 0436 001 821, RAY WHITE



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
Inspect By Appointment

Michael Klomp
0419 203 908



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
Inspect By Appointment

Michael Klomp
0419 203 908



5 Harrison Crescent SWAN HILL

3 1 1

SOLID INVESTMENT OR FIRST HOME OPPORTUNITY

Positioned in a well-established pocket of Swan Hill, is an excellent opportunity to secure an affordable and practical opportunity for investors and first-home buyers alike.

- 3 well-proportioned bedrooms
- Separate toilet for added convenience
- Functional kitchen with practical layout
- Comfortable living area
- Fully fenced yard - ideal for children & pets
- Garden shed

For Sale: \$350,000
Inspect By Appointment

Michael Klomp
0419 203 908



10 Harrison Crescent SWAN HILL

3 1

UPDATED, LOW-MAINTENANCE LIVING, INVESTMENT APPEAL

Positioned in an established pocket of Swan Hill, this well-presented three-bedroom home offers an excellent opportunity for first home buyers, downsizers or investors seeking a move-in-ready property with nothing left to do.

- Updated bathroom & refreshed kitchen
- Split-system heating & cooling (lounge & master bedroom)
- Ceiling fans to bedrooms 2 & 3
- LED downlights throughout
- Secure, low-maintenance yard
- Previously leased at \$410 per week

For Sale: \$320,000
Open Inspection
Saturday 11:15am-11:45pm

Michael Klomp
0419 203 908



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 study, 5 garage **Inspect:** By appointment

Contact: Lilliana Goudie, 0439 229 869, BROAD REALTY



QUIET LOCATION

TUCKED away in a quiet street moments from the Murray River, scenic walking trails and the town's main shopping precinct, this neat and tidy two-bedroom brick unit at 1/1 Cohn Street presents an opportunity for those seeking a low-maintenance home or investors.

The home offers a comfortable living area with wall-mounted reverse cycle heating and cooling for year-round comfort.

The neat and functional kitchen has an electric freestanding oven and cooktop, rangehood, and pantry cupboard.

Both bedrooms are well sized, and the practical layout makes for easy, low-

maintenance living.

The property includes a small garden shed, with simple low-maintenance surrounds.

Currently rented on a periodic lease, the property offers immediate rental income with flexibility for investors or future owner-occupiers. ●



HOME ESSENTIALS

Address: 1/1 Cohn Street, Swan Hill **Price:** \$419,000

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

Contact: Cameron Smits, 0436 001 821, RAY WHITE

HOME FOCUS

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 (1011²m) 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, 1 garage **Price:** \$379,000 **Inspect:** By appointment

Contact: Cameron Smits, 0436 001 821, RAY WHITE



NEW LISTING

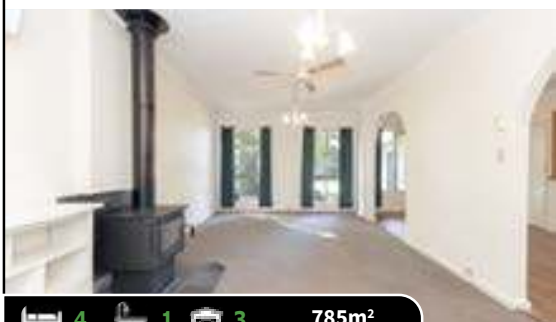


Prime Central Location

17 High Street, Swan Hill, Vic

- Hard to beat location in the heart of Swan Hill close to shopping, sporting, leisure, health and education amenities
- Ripe for renovation, the property features a four bedroom home with a study or fifth bedroom, kitchen, dining and living area, family sized bathroom, double in-line carport, single garage, bungalow/storage buildings and open shed/carport
- Large 875m² (approximate) allotment with established gardens
- Wood heating, ducted evaporative cooling and split system RCAC
- Formal entry, living area with wood heater, RCAC and ceiling fan, kitchen with electric cooking and dishwasher, dining area with timber-look vinyl flooring and access to a rear patio, built-in robes in three bedrooms, upgrade bathroom with corner spa, shower and vanity, large laundry and rear study or fifth bedroom
- Spacious east facing back yard with garage drive-thru access, two separate storage rooms/bungalow and an open carport for boat or trailer storage
- Location, location, location!

Price: \$500,000
Inspection by appointment



4 1 3 785m²



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
M 0419 354 061
dscarce@brcagents.com.au



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



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



12866822-MA19-26



JUST LISTED

3 1 1 1012

35 Boys Street, Swan Hill

Positioned on a classic quarter acre allotment in one of the town's most coveted streets, this property offers an outstanding opportunity for buyers with vision. Whether you choose to renovate the existing home, build your dream residence or explore multi unit development potential (STCA), the possibilities are endless. Combining a premium location with generous land size, this is a rare chance to secure a blue chip address and create a home or investment tailored to your future goals.

Sale
\$300,000

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

View
Fri- 8-May-2026
12:30 to 1:00 pm

We bring the whole team

raywhiteswanhill.com



JUST LISTED

4 2 1 12.7 AC APPROX

99 Harris Road, Nyah West

Set on approximately 12.7 acres of peaceful countryside, this charming property offers an ideal blend of space, comfort and rural appeal. The inviting country style home features four generous bedrooms, including a master with walk in robe and ensuite, complemented by a central bathroom and a warm character filled living space. Wide verandahs, expansive decking and multiple sheds enhance its lifestyle appeal, while a 1.9ML water allocation supports stock and domestic use perfect for those seeking a relaxed, spacious lifestyle.

Sale
\$539,000

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

View
Fri-8-May-2026
5:00 pm to 5:30 pm

We bring the whole team

raywhiteswanhill.com



RayWhite



NEW PRICE

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
\$425,000

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

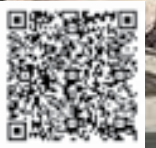
View
Sun-10-May-2026
12:00pm to 12:30pm

■ *We bring the whole team*

raywhiteswanhill.com



RayWhite



SALE

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
BY APPOINTMENT

■ *We bring the whole team*

raywhiteswanhill.com

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. ●



HOME ESSENTIALS

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

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 **Description:** 4 bedrooms, 2 bathrooms **Price:** \$750,000 **Inspect:** By appointment

Contact: Charlotte Broad, 0411 207 321, BROAD REALTY