

# The Guardian

## PROPERTY GUIDE

# A PLACE TO CALL HOME

Turn to page 2

**GRAEME HAYES**  
REAL ESTATE

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# The Guardian

## PROPERTY GUIDE





# A PLACE TO CALL HOME

**CHARACTER,** comfort and convenience come together in the home on a secluded lifestyle property at 3430 Murray Valley Highway, Nyah.

Leadlights, exposed brick and timber finishes give the home timeless charm and a warm aspect, and the approximately one hectare allotment provides a lifestyle opportunity for the whole family.

Positioned just a short drive from Swan Hill, this brick residence delivers generous living, ample shedding and water infrastructure, suited to families, tradies looking to work from home or those seeking a peaceful rural retreat.

From the welcoming formal entry with arched doorways and timber accents, the L-shaped living area offers flexibility, complete with a study or home office nook, while a wood fire provides cosy winter warmth alongside a bricked wood storage space.

The original kitchen is well maintained and functional, equipped with a wall oven, separate grill, electric hotplates, dishwasher, coffee hutch and ample cabinetry.

The four bedrooms all have built-in robes, while the spacious primary suite has a walk-in robe, additional built-in robe and ensuite with a large walk-in shower.

The main bathroom features a shower over bath and double vanity, supported by a separate toilet and a well-appointed laundry with excellent storage throughout.

Comfort is ensured year-round with ducted evaporative cooling with bats replaced last season, while large eaves provide shade and protection from the elements.

The home is also serviced by three-phase power and a well-maintained septic system.

Outside, the lifestyle truly shines.



expansive lawns, established gardens.

The in-ground pool, complete with solar heating and an upgraded chlorination and filtration system is made for entertaining or relaxing with family and friends.

The property is fully fenced to keep wildlife at bay and children and pets secure, and complemented by a selection of fruit trees including plum, pear, mulberry, mandarin, lemon and apple.

Water security is a standout feature, with

approximately 30,000 gallons of rainwater storage plumbed to the home, plus two 10,500-gallon river water tanks for garden and lawn use.

There is also a pump from Parnee Malloo Creek for additional irrigation when available.

Shedding and infrastructure include two double garages - one converted into a versatile craft room or studio, and the other offering workshop space.

The 18x12m machinery shed has its own

driveway access, three-phase power, concrete flooring, mezzanine storage, loading ramp and a recently updated 6kW solar system.

Additional features include dog kennels and a chicken coop, making this property well suited for those seeking a self-sufficient lifestyle.

Move straight in and enjoy the space, privacy and lifestyle this property has to offer - this is not simply a house, but a place to truly call home. ●

## HOME ESSENTIALS

**Address:** 3430 Murray Valley Highway, Nyah **Description:** 4 bedrooms, 2 bathrooms, 1 study, 4 garage **Price:** \$750,000 **Inspect:** By appointment

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

2 | REAL ESTATE





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: \$615,000**  
Inspect By Appointment

**Michael Klomp**  
0419 203 908



**NEW LISTING**



54 Donald St **NYAH WEST**

3 2 2

**CHARMING CEDAR HOME WITH SHED & SPACE**

Set on a generous 1,511m<sup>2</sup> allotment in a quiet and established pocket of Nyah West, this charming Cape Cod-style home delivers space, comfort and lifestyle appeal.

- Charming two-storey Cape Cod-style Western Red Cedar home
- Two separate living areas
- Split system heating & cooling throughout
- Wood fire heater in main living area
- Large four-bay shed with concrete floor & power
- Established gardens and private surrounds
- Currently tenanted at \$350 per week

**For Sale: \$375,000**  
Inspect By Appointment

**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 - 842m<sup>2</sup> - \$150,000
- 2 Wanera Street - 700m<sup>2</sup> - \$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](http://www.ghrealestate.com.au)



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 separate toilet
- Upstairs rumpus / second living area
- Lagoon style In ground Pool

**For sale: \$595,000**  
Open Inspect  
Sunday 9:30am - 10am

**Michael Klomp**  
0419 203 908

Ph: (03) 4016 2005

# NEAT, COMPLETE, CLOSE TO THE RIVER

**JUST** a stone's throw from the iconic Murray River, a boat ramp and scenic walking tracks, this well-presented residence at 10 Milloo Crescent, Swan Hill delivers comfort, practicality and lifestyle in equal measure.

The home offers a practical and inviting floor plan suited to a broad range of buyers.

The generously-sized kitchen is equipped with a large walk-in pantry, gas cooktop, electric oven and dishwasher, ensuring excellent storage and functionality for everyday living.

The spacious living area features floorboards and a split system for year-round comfort, and connects to the outdoor entertaining area, creating indoor-outdoor flow for relaxed living and entertaining.

The two bedrooms are both fitted with ceiling fans and ducted evaporative cooling.

The main bedroom includes a walk-in robe, while the second bedroom is complete with a freestanding robe.

The bathroom area is thoughtfully designed with a separate shower, vanity and separate toilet.

A second toilet off the laundry adds further convenience.

Thick-glazed windows and solar hot water



add energy efficiency to help keep electricity costs down.

The backyard includes low-maintenance lawns with pop-up sprinklers, a shed with two

roller doors, power and concrete floor, with provision for plumbing in the shed, offering potential to convert into a studio-style space (STCA), an additional garden shed, and off-

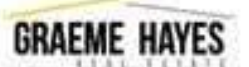
street parking for multiple vehicles including a boat or caravan.

The home is finished with external Colourbond cladding. ●

## HOME ESSENTIALS

**Address:** 10 Milloo Crescent, Swan Hill **Description:** 2 bedrooms, 1 bathrooms, 2 garage **Price:** \$485,000 **Inspect:** By appointment

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



**STAGE 15**

# You'll love life at Tower Hill

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Lot	Area	Price
433	630	\$184,000
434	684	\$185,000
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	\$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	\$192,000
452	682	UNDER OFFER
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](http://towerhill.swanhill.vic.gov.au)

# 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 **Price:** \$850,000

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

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



RayWhite

## JUST LISTED

11 Murrull Street, Swan Hill

Located at the end of a quiet court, this neat and tidy home offers warmth, comfort and fantastic street appeal on a generous block. Ideal for families, first home buyers or investors, the home is practical and well maintained throughout. Outside features a large semi-enclosed entertaining area with ceiling fans, perfect for year-round gatherings. Complete with a double carport, convenient backyard access and ample shedding, this property offers comfort, functionality and plenty of potential in a sought-after court location.

4 1 2 845

**Sale**  
\$448,000

**View**  
Fri-15-May-2026  
5:00pm to 5:30pm

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

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

We bring the whole team

raywhiteswanhill.com



RayWhite

## SALE

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, complimented 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.

4 2 2 12.58 ac

**Sale**  
\$539,000

**View**  
BY APPOINTMENT

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

We bring the whole team

raywhiteswanhill.com



## BLANK CANVAS WITH STRUCTURAL FOUNDATIONS

**THIS** unique 919sqm (approx.) allotment at 476 Campbell Street, Swan Hill presents an opportunity for buyers looking to renovate, rebuild or develop within an established Swan Hill location.

With significant groundwork already completed, the site offers much flexibility and future potential.

The existing front dwelling has been fully restumped and re-levelled with durable red gum stumps, creating a solid structural base for those looking to transform the current footprint into a personalised residence. Retaining the frame and roof, the property provides a versatile starting point for a range

of future possibilities.

Adding further appeal, approved planning permits are already in place for a second dwelling, complete with a thoughtfully designed floorplan.

This creates an opportunity for dual occupancy, investment potential or multi-generational living, while helping buyers fast track their plans. ●

### HOME ESSENTIALS

**Address:** 476 Campbell Street, Swan Hill **Price:** \$440,000

**Description:** 919sqm land **Inspect:** By appointment

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

## HOME FOCUS

## SENSATIONAL, CONVENIENT POSITION

**THIS** charming residence on an 872sqm (approx.) allotment at 436 Campbell Street, Swan Hill combines timeless character with exciting potential, offering a warm and inviting home with scope to further enhance or personalise over time.

High ceilings, decorative cornices and beautiful timber flooring create an immediate sense of charm throughout the light filled interiors.

The functional layout features multiple living zones, including a welcoming main living area centred around a fireplace, while the adjoining dining space connects to the well-appointed kitchen offering ample storage and bench space.

Accommodation is well proportioned, with the main bedroom featuring an adjoining dressing room or office, alongside a versatile third bedroom that could also serve as an additional living area or retreat.

The covered alfresco overlooks the spacious backyard complete with an above ground pool, multiple shedding options and drive through side access.

A 7kW solar system and Apricus solar hot water system further enhance the home's practicality and efficiency. ●



### HOME ESSENTIALS

**Address:** 436 Campbell Street, Swan Hill **Description:** 3 bedrooms, 1 bathrooms, 4 garage **Price:** \$575,000 **Inspect:** By appointment

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



## SPACIOUS CORNER BLOCK

**SET** in the peaceful township of Ultima, this substantial 2023sqm (approx.) dual allotment presents an opportunity to secure a parcel of land that provides flexibility and future potential.

Occupying a wide corner position, the property offers the perfect blank canvas to build a spacious family home, establish a rural retreat or explore development opportunities (STCA).

The land has been cleared while retaining established native trees, creating a natural sense of privacy and charm.

Wide street frontages and flexible access points further enhance the appeal,

allowing ample room for shedding, outdoor entertaining areas or a contemporary country residence designed to embrace the open surroundings.

Located within close proximity to local amenities including the primary school, community facilities and recreational spaces, the property combines relaxed country living with the convenience of being within easy reach of Swan Hill. ●



### HOME ESSENTIALS

**Address:** 10-12 Cameron Street, Ultima **Price:** \$50,000

**Description:** 2023sqm land **Inspect:** By appointment

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



# 4/269-277 Beveridge St, SWAN HILL



**FOR SALE** **\$475,000**

2 BED | 1 BATH | 1 CAR

Positioned within easy reach of the Swan Hill CBD, this well maintained brick veneer residence presents an outstanding opportunity for downsizers, first home buyers or investors seeking low maintenance living in an exceptionally convenient location. With shops, cafes, supermarkets and everyday amenities all within walking distance, the lifestyle appeal here is undeniable.

**OPEN FOR INSPECTION**  
Saturday, 16th May from 11 - 11:30am

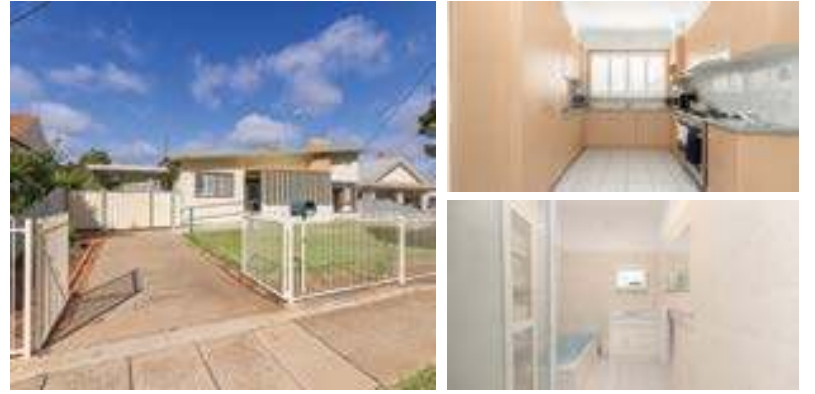


**Charlotte Broad**  
0411 207 321  
DIRECTOR & LICENSED ESTATE AGENT  
charlotte@broad-realty.com.au



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

# 101 McCallum Street, SWAN HILL



**FOR SALE** **\$550,000**

5 BED | 1 BATH | 3 CAR

Positioned on 665sqm (approx.), this well maintained residence delivers generous proportions, outstanding practicality and a flexible layout perfectly suited to growing families or buyers seeking additional space. From the moment you arrive, the home presents with a welcoming feel, complemented by a covered front patio and established surrounds.

**INSPECTION BY APPOINTMENT**



# 27 Dunstone Street, SWAN HILL



# FOR SALE

**\$615,000**

3 BED | 2 BATH | 1 CAR

Beautifully reimagined from front to back, this exceptional residence delivers a refined sense of luxury, with every detail thoughtfully considered. From the moment you arrive, the inviting front deck and striking façade set the tone, while inside, a carefully designed entry with a built in desk introduces both functionality and style. Flowing through an elegant archway, the heart of the home unfolds into a light filled kitchen and dining zone, where skylights above draw in an abundance of natural light.

The kitchen is a true centrepiece, appointed with Caesarstone benchtops with waterfall edges, quality appliances including a Bosch cooktop and Westinghouse oven, and soft close cabinetry throughout. A perfectly positioned window overlooking the backyard keeps you connected while preparing meals.

**OPEN FOR INSPECTION**

Saturday, 16th May from 11 - 11:30am



Scan to find out  
more information!

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



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



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**  
Swan Hill 5033 1331

Enquire today



36 Kidman Reid Dr, Murray Downs

## Premium 1200sqm Home Site Near River Environment

To drive down this leafy street is to truly enjoy the benefits of a premium address with a diverse range of high quality, high value homes set in well-maintained garden settings. This unique home site is nestled at the northern end of the neighbourhood and has a number of 15 year old specimen trees within which to create your own forever garden oasis. Its carefully designed shape includes a very unusual set of design opportunities that provides its next owner with an unparalleled design canvas.



**FOR SALE**  
\$385,000

**AGENT**  
John Monahan  
0427 292 965

**VIEW**  
By appointment

**LJ Hooker**  
Swan Hill 5033 1331

Enquire today

NEW LISTING



2 2 - 767m<sup>2</sup>

### Iconic Period Home

427 Campbell Street, Swan Hill, Vic

- A unique English Tudor inspired residence sitting gracefully at the gateway to Swan Hill's popular tourist precinct
- Beautifully preserved period charm and character enhanced with thoughtful, modern renovations throughout
- Prominent corner location, approx. 767m<sup>2</sup>
- 10' ceilings, polished timber floors, open fireplaces, original double-hung windows and doors
- Wide formal entry, formal lounge and dining rooms, sitting room/study, two spacious bedrooms with built-in storage, two very stylish bathrooms and a delightful, upgraded kitchen with electric appliances and a renovated laundry
- Split system RCAC units and ceiling fans
- Large covered alfresco dining area with Merbau decking and timber balustrade
- Beautifully maintained established garden surrounds, electric sliding gate to rear yard, secure fencing
- A classic, elegant home in a central location

Price: \$595,000

Inspection by appointment



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



4 1 3 785m<sup>2</sup>

### 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 875m<sup>2</sup> (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



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



4 3 3 1360m<sup>2</sup>

### 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 1360m<sup>2</sup> 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



12868594-MA20-26



# 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:** By appointment

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



# COMMERCIAL OPPORTUNITY

**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

# RENOVATED COUNTRY RETREAT

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

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

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

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

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

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

The large laundry with extensive storage adds practical convenience, catering to busy households.

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

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



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

The property also has 50 acres under

sprinklers and 40 acres under flood irrigation, 2 MGL of stock and domestic irrigation water and a 1 MGL delivery share.

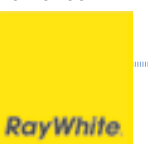
With its combination of modern comforts,

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

## HOME ESSENTIALS

**Address:** 55 Steicke Road, Beverford **Description:** 3 bedrooms, 1 bathrooms, 3 garage **Price:** \$915,000 **Inspect:** Private inspection

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





# SALE

1 Cockerell Court  
**SWAN HILL**

Set on a spacious block of 1296m<sup>2</sup> in a prime location close to sporting facilities, schools and the main street is this charming original weatherboard home.

Featuring 3 bedrooms and 1 bath with a separate toilet and vanity, this home is a cosy reminder of yesterday. With solid fuel heating and evaporative cooling taking care of climate control it certainly has potential for modernisation and expansion.

With a fantastic 3 bay workshop/shed with concrete floor, power and storage racks it is ready made for trades people or potentially a home business.

Developers also take note on location and size of 1 Cockerell Court as these opportunities seldom present themselves.

INSPECTION: By appointment

**\$395,000**

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**CAL:** 0407 021 987

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at [info@kbprop.com.au](mailto:info@kbprop.com.au)



## 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 **Price:** \$1,495,000

**Description:** 5 bedrooms, 2 bathrooms **Inspect:** By appointment

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



## 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



**noel watson** PTY LTD  
"PROFESSIONALISM AND EXPERIENCE"

**5032 4800**

353 Campbell Street, Swan Hill

**PRICE  
REDUCED  
BY \$40,000**

## 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**

**\$710,000**

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