

The Guardian

PROPERTY GUIDE



**SPACIOUS
AND CENTRAL**

RayWhite

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The Guardian

PROPERTY GUIDE





SPACIOUS AND CENTRAL

MODERN, low-maintenance and centrally located, the property at 1 Betts Court, Swan Hill is convenient for family living.

The spacious, well-appointed two-storey townhouse features a large, open living space downstairs and three bedrooms on the top floor.

The floor-to-ceiling windows throughout give an abundance of natural light to the entire property.

Opening to the casual open-plan family, dining and kitchen space, the home feels welcoming.

Electric appliances including a dishwasher, hotplate and wall oven, a corner pantry and plenty of benchspace make the kitchen well-suited to easy daily use and preparing a meal for many.

The space is laid with floating timber-look flooring, and serviced by a powder room.

A carpeted living room is connected to the family room, extending the space for the family to spread out.

Up the timber-balustrade stairs are the three bedrooms, two bathrooms and study



nook.

The primary suite includes a walk-in wardrobe and ensuite, complete with a wide shower with two, independent showerheads, a toilet and a vanity.

The two secondary bedrooms are fitted with built-in wardrobes.

The large main bathroom has a bath, a

shower, a wide vanity and a toilet.

Tucked between the bedrooms is a convenient home study, with a window overlooking the street and well-placed power outlets to accommodate a modern workspace.

The laundry has space for both a washing machine and a dryer.

A remote-controlled double-wide garage has pedestrian access to the courtyard between the home and garage.

Set on the corner of Betts Court and Stradbroke Avenue, the home is in a central location within walking distance of sporting facilities, the shopping district and both primary and high schools. ●

HOME ESSENTIALS

Address: 1 Betts Court, Swan Hill **Description:** 3 bedrooms, 2 bathrooms, 1 study, 2 garage **Price:** \$795,000 **Inspect:** By appointment

Contact: Travis Hall, 0448 140 662, RAY WHITE

2 | REAL ESTATE





JUST LISTED

1 Betts Court, Swan Hill

Positioned in a highly convenient central location, this spacious 3 bedroom townhouse delivers stylish, low maintenance living on its own title. Featuring two bathrooms, three toilets, a walk in robe to the master and an upstairs study nook or second living area, the home is designed for comfort and functionality. Outside, enjoy a large low maintenance concreted courtyard and double remote garage. Close to shops, schools and sporting facilities, this quality property is ideal for families, professionals or savvy investors alike.

3 2 2 1 378

Sale
\$795,000

View
Fri-22-May-2026
5:00pm to 5:30pm

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

We bring the whole team

raywhiteswanhill.com



SALE

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
BY APPOINTMENT

Travis Hall
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We bring the whole team

raywhiteswanhill.com

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:** \$560,000 **Inspect:** By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY

STAGE 15

You'll love life at Tower Hill

Stage 15 release - Now with titles!

For more information visit website or scan QR code

Stage 15		
433	630	\$184,000
434	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	\$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	\$194,000
455	715	\$182,000
456	797	SOLD
457	833	SOLD

STAGE 15

STAGE 14

towerhill.swanhill.vic.gov.au



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



SALE

**12 Tangula Place
MURRAY DOWNS**

Set in the captivating & tranquil new estate just over the river sits 12 Tangula Place, with commanding views of the mighty Murray River it is 1734m² of absolute river frontage living.

With a beautiful outlook over grazing lambs on pasture to your left, when standing at the block you are filled with a sense of peace where river frontage and a rural setting combine, just a stone's throw from Swan Hill.

Of course, just as close is Murray Downs Resort & Golf Club, as well as the renowned Federal Hotel. Considering all this I am sure you must agree 12 Tangula Place is the perfect location to build your dream home.

With no neighbours yet to the right, drive in and picture yourself living the life you deserve in this magnificent "never to be repeated" parcel of land.

For formal inspections email
info@kbprop.com.au

\$770,000



Mick Kelly & Cal Beasy

**AVAILABLE NOW FOR ALL YOUR
REAL ESTATE NEEDS - VIC and N.S.W**



**NO OBLIGATION -
NO COST APPRAISALS**



SALE

**1 Cockerell Court
SWAN HILL**

Set on a spacious block of 1296m² 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



**MICK: 0407 725 443
CAL: 0407 021 987**

**E: info@kbprop.com.au
W: www.kbprop.com.au**



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



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

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:** \$740,000 **Inspect:** By appointment

Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



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



21 Woorinen Road **WOORINEN SOUTH**

4 2 7

SPACIOUS FAMILY LIVING

Space, versatility, solar and shedding just minutes from Swan Hill's town amenities.

- 2,838m² (approx.) allotment
- Outstanding shed
- Solar power
- Wheelchair-friendly home
- Laneway access

For Sale: \$385,000
Inspect By Appointment

Michael Klomp
0419 203 908



90 Murlong Street **SWAN HILL**

3 1 2

COMFORTABLE FAMILY LIVING IN A CONVENIENT LOCATION

Well-kept home offering comfortable family living with plenty of potential. Set on a generous allotment, 90 Murlong Street combines practicality, space and affordability in one appealing package.

- Practical 3-bedroom layout
- Paved undercover outdoor area
- Central family bathroom
- 2 Light-filled living areas
- Functional kitchen with good storage
- Split-System heating & cooling for year-round comfort
- Spacious backyard with room to improve

For sale: \$455,000
Open Inspection
Sunday 9:30am - 10am

Michael Klomp
0419 203 908



103 McCallum St **SWAN HILL**

3 1 2

TIMELESS CHARACTER IN A PRIME CENTRAL LOCATION

Positioned just moments from the heart of Swan Hill, this home combines the charm of a bygone era with the comfort and convenience of modern living. Rich in character and thoughtfully updated, this well-presented residence offers an enviable lifestyle opportunity.

- Polished timber floorboards throughout
- Spacious formal living area
- Large kitchen with dishwasher and gas cooking
- Fully fenced yard with low-maintenance gardens
- Enclosed carport & rear laneway access
- Superb location close to Swan Hill CBD, schools and amenities

For sale: \$575,000
Inspect By Appointment

Michael Klomp
0419 203 908

21 Willis Lane, NYAH WEST



FOR SALE **\$549,000**

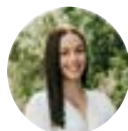
3 BED | 2 BATH | 4 CAR

Set against a peaceful rural backdrop on 4.18 hectares (approx.), this beautifully presented lifestyle property delivers the perfect balance of modern comfort, usable land and relaxed country living, all within easy reach of nearby townships. Thoughtfully updated throughout, the home offers a warm and inviting atmosphere with light filled interiors and a practical floorplan designed for everyday living.

OPEN FOR INSPECTION
Saturday, 23rd May from 10 - 10:30am



Charlotte Broad
0411 207 321
DIRECTOR & LICENSED ESTATE AGENT
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Lilliana Goudie
0439 229 869
SALES ASSOCIATE
lilliana@broad-realty.com.au

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, 23rd May from 11:30 - 12pm



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, 23rd May from 11 - 11:30am



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



Scan to find out more information!

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.

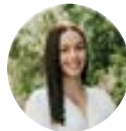
OPEN FOR INSPECTION
Saturday, 23rd May from 12:30 - 1pm



Scan to find out more information!



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166 Stradbroke Avenue, SWAN HILL



FOR SALE **\$475,000**

3 BED | 1 BATH | 2 CAR

Beautifully presented and designed with family functionality in mind, this inviting brick home delivers generous proportions, multiple living areas and an effortless connection to outdoor entertaining. A welcoming front living room provides a comfortable retreat, while a second family room to the rear creates valuable flexibility for growing families, entertaining or simply spreading out and enjoying everyday life.

OPEN FOR INSPECTION
Saturday, 23rd May from 1:30 - 2pm



Scan to find out more information!



5 McDonald Court, SWAN HILL



FOR SALE

\$465,000

3 BED | 1 BATH | 1 CAR

Tucked away in a quiet court setting, this beautifully presented home delivers an inviting blend of modern comfort, thoughtful updates and effortless indoor outdoor living on 627sqm (approx.).

Filled with natural light, the welcoming interior centres around a spacious open living and dining zone, where a woodfire heater creates a warm focal point for the cooler months, complemented by split-system heating and cooling and evaporative cooling for year round comfort. The stylish kitchen is well equipped for everyday living and entertaining alike, featuring Caesarstone benchtops, generous storage, a gas cooktop, electric oven and a large island bench that naturally brings everyone together.

OPEN FOR INSPECTION
Saturday, 23rd May from 12 - 12:30pm



Scan to find out more information!

broad-realty.com.au



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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 **Price:** \$850,000

Description: 4 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. ●



RURAL FARMLET WITH MODERN EFFICIENCY

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 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






2 2 - 767m²

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. 767m²
- 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 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 fireplace, 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




Central Location

17 High Street, Swan Hill

- Hard to beat location in the heart of Swan Hill
- Ripe for renovation
- Large 875m² allotment

UNDER OFFER

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




Elegant Charm

3 Kimberly Avenue, Swan Hill

- Classic Californian Bungalow with modern extension, at home with nature in an enchanting garden oasis, superbly located in a leafy street

SOLD

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




Boutique Townhouse

2/15 Kimberly Avenue, Swan Hill

- State of the art 2 bedroom, 2 bathroom townhouse setting a new benchmark for modern living in a highly coveted location.

SOLD

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




Picture Perfect

299 River Road, Nyah

- Escape the hustle and bustle of urban life to your own piece of paradise on 3 acres of tranquil gardens on the edge of Nyah

SOLD

 **Agent Darren Scarce**
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dscarce@brcagents.com.au



AFFORDABLE FAMILY HOME

SPACIOUS and full of potential, this family home at 100 Thurla Street, Swan Hill offers flexible living with three bedrooms and a study, which can be easily utilised as a fourth bedroom if needed.

Set on an easy-to-manage block, it's suited to those seeking a low-maintenance family-sized home.

The home retains its original charm, providing a solid foundation for updates or simply to enjoy as is.

A separate dining room gives flexibility as a second living area or renovate to create a large open space.

The substantial (approx.) 3.5m x 10m shed

with a roller door offers excellent storage or workspace options, complemented by a convenient carport.

Positioned in a desirable location close to local amenities, this property presents a fantastic opportunity for families, investors, or anyone looking to add value over time.

The property is currently tenanted or available with vacant possession. ●



HOME ESSENTIALS

Address: 100 Thurla Street, Swan Hill **Price:** \$385,000

Description: 3 bedrooms, 1 bathrooms, 1 study, 2 garage **Inspect:** By appointment

Contact: Travis Hall, 0448 140 662, RAY WHITE

HOME FOCUS

OVERLOOKING THE MURRAY

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

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

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

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

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

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

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

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

The block offers plenty of room for vehicles,



hobbies, and future possibilities.

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

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

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

HOME ESSENTIALS

Address: 17 Murray Street, Tooleybuc **Description:** 3 bedrooms, 2 bathrooms, 2 garage **Price:** \$739,000 **Inspect:** By appointment

Contact: Cameron Smits, 0436 001 821, RAY WHITE



RENOVATE OR DEVELOP

POSITIONED on a traditional quarter-acre allotment in a well-regarded location, the property at 35 Boys Street presents opportunity for buyers with vision.

Renovate and add value to the existing home, design and build the dream family residence, or explore the potential for a multi-unit development (STCA).

With its premium location and generous

land size, this is a rare chance to secure a blue-chip address and create something special to suit lifestyle or investment goals. ●



HOME ESSENTIALS

Address: 35 Boys Street, Swan Hill **Price:** \$300,000

Description: 3 bedrooms, 1 bathrooms, 1 garage **Inspect:** By appointment

Contact: Travis Hall, 0448 140 662, RAY WHITE