

The Guardian

PROPERTY GUIDE

ELEVATED FAMILY LIVING

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The Guardian

PROPERTY GUIDE



PROPERTY OF THE WEEK



ELEVATED FAMILY LIVING

SET within one of Swan Hill's most tightly held and picturesque pockets, this expansive residence at 18 River Oaks Drive delivers scale, privacy and lifestyle, just moments from the Little Murray River and surrounding parkland.

Nestled among established gardens on an approximately 4027sqm allotment, the home's distinctive coastal-inspired design sits effortlessly within its peaceful natural surroundings.

The tiled formal entry leads through to a light-filled carpeted living room, suited to everyday living and entertaining, before continuing into the open plan kitchen, dining and family zone.

The kitchen is well-appointed with black granite benchtops, an island bench, ample cabinetry and a walk-in pantry, alongside a 900mm gas stove, dual wall ovens and a two-drawer dishwasher.

Generous windows frame views across the gardens, while sliding doors extend the living space to an inviting vine-shaded alfresco, creating a connection between indoors and out.

Also positioned on the ground floor, a versatile fifth bedroom or home office provides flexibility for guests, remote work or multi-generational living and is conveniently serviced by a powder room.

Accommodation is located upstairs, where a generous primary suite features a walk-in robe, ensuite and private balcony, ideally positioned to capture a peaceful northerly aspect.

Three additional bedrooms, all with built-in robes, are serviced by a central bathroom, separate toilet and an additional retreat, creating valuable separation between living



and accommodation zones.

Outside, established gardens and expansive open space are complemented by a substantial powered shed with concrete floor, providing exceptional storage, workshop or

hobby space.

With the added benefit of town water plus two megalitres of raw water, the property is well-equipped for maintaining its lush surrounds.

Combining family scale, established grounds and an enviable river precinct location, this is a rare opportunity to secure one of the area's most tightly held lifestyle addresses. ●

HOME ESSENTIALS

Address: 18 River Oaks Drive, Swan Hill **Description:** 5 bedrooms, 2 bathrooms, 2 garage **Price:** \$1,150,000 **Inspect:** By appointment

Contact: Charlotte Broad, 0411 207 321, Lilliana Goudie, 0439 229 869, BROAD REALTY

2 | REAL ESTATE



15 Mortoo Street, SWAN HILL



FOR SALE **\$1,165,000**

6 BED | 3 BATH | 2 CAR | 1 STUDY

Showcasing a thoughtful blend of sophisticated interiors and sprawling parkland gardens, this exquisite six-bedroom ranch-style residence perfectly caters to those seeking space without sacrificing elegance. Adorned with premium finishes and a curated selection of modern amenities, the approximately 4,000sqm lifestyle allotment offers a lavish retreat in one of Swan Hills' most coveted locations.

INSPECTION BY APPOINTMENT



Scan to find out more information!



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



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

45 Tyrrell Street, SEA LAKE



FOR SALE **\$233,000**

3 BED | 1 BATH | 1 CAR

Positioned within a quiet township setting, this well maintained home offers an immediately comfortable base with scope to further enhance over time. Filled with natural light, the main living area creates a welcoming first impression, complemented by a functional layout that flows through to the kitchen and dining zone.

INSPECTION BY APPOINTMENT



Scan to find out more information!



4/269-277 Beveridge Street, 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.

Filled with natural light, the spacious living room creates an inviting setting to relax and unwind, complemented by soft neutral tones and large windows that enhance the sense of space throughout. Adjoining the living zone, the kitchen and dining area offers a practical and functional layout with ample cabinetry, generous bench space and split-system heating and cooling, as well as evaporative cooling throughout for year round comfort.

INSPECTION BY APPOINTMENT



Scan to find out more information!

broad-realty.com.au



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

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



You'll love life at Tower Hill

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STAGE 15		
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	\$194,000
455	715	\$192,000
456	797	SOLD
457	833	SOLD

STAGE 15

STAGE 14

towerhill.swanhill.vic.gov.au



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





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



4 1 3 785m²

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



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





MOVE-IN READY HOME

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

The light-filled interior is fitted with the modern conveniences to meet the needs of a large family.

Through a formal entry and wide hallway, the home opens into one of the two living spaces, and expands into ample space for the whole family to enjoy.

With its north-easterly aspect, the open plan second living room and dining space enjoys a welcome sunlit warmth in the cooler months.

Along with a huge island bench, 900mm electric cooktop and ample storage, the kitchen includes a well-appointed butler's pantry fitted with a sink and a dishwasher.

The pantry has access to the laundry with a walk-in linen press and direct access to the double garage, for the easy unloading of groceries.

The primary suite includes a large walk-

in robe and, through a stylish barn door, an ensuite with a double vanity and elegant vanity.

The three remaining bedrooms are all fitted with walk-in robes and ceiling fans and are serviced by the main bathroom and powder room.

They also have access to a versatile media room, suited to a play room, teen retreat, tv lounge or study space.

Ducted cooling and split system heating service the home.

Outdoors, the generous undercover alfresco area is complete with a fire pit, while the expansive backyard offers wide side access for boats,

trailers or caravans, with plenty of room to add a shed. ●



HOME ESSENTIALS

Address: 12 Bramble Drive, Swan Hill **Price:** \$790,000

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

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





32-34 Church Street **MANANGATANG**

208 School Road **BEVERFORD**

3 1 3

CHARACTER BUILDING WITH ENDLESS POTENTIAL

Positioned in the heart of the township of Manangatang, this retired weatherboard church presents a rare opportunity to secure a unique property packed with future potential.

- Retired weatherboard church on approx. 1,709sqm double allotment
- Potential for residential conversion (STCA)
- Two main rooms plus smaller entry area
- High ceilings and charming period character
- Split system heating/cooling and overhead fans
- Rear toilet facilities & front access ramp
- Excellent opportunity for lifestyle or investment buyers

For Sale: \$150,000
Inspect By Appointment

Michael Klomp
0419 203 908

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
Open for inspection
Friday 4:30 - 5:30pm
Michael Klomp
0419 203 908



103 McCallum St **SWAN HILL**

3 1 2

36 Boys 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
Open for inspection
Saturday 10:30 - 11am
Michael Klomp
0419 203 908

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

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

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

For Sale: \$475,000
Open for inspection
Saturday 9:45 - 10:15am
Michael Klomp
0419 203 908



JUST LISTED

3 2 2 600

8 Dundas Lane, Swan Hill

Designed with growing families in mind, this impressive home in the sought after Tower Hill estate delivers space, comfort and effortless entertaining. Multiple living zones create flexibility for busy households, while the stylish kitchen forms the heart of the home with stone benchtops, quality electric appliances and a generous walk in pantry. The seamless connection to the undercover outdoor entertaining area makes hosting family and friends a breeze. Complete with ducted reverse cycle heating and cooling, this is modern family living with the space and lifestyle to match.

Sale
\$695,000

View
Sat-6-June-2026
9:30 am to 10:00 am

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



JUST LISTED

3 2 2 858

11 Connell Street, Swan Hill

Perfectly positioned in a sought after location close to shops and everyday conveniences, this well maintained brick veneer home offers comfort and versatility. Featuring three generous bedrooms, two bathrooms and inviting living spaces with ducted reverse cycle heating and cooling plus a cosy wood heater, it is designed for year round comfort and easy family living. A timeless timber kitchen adds warmth and practicality, while outside, a double garage and impressive three bay powered shed complete this exceptional property.

Sale
\$815,000

View
Sat-6-June-2026
10:30 am to 11:00 am

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

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

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RayWhite

JUST LISTED

4 2 2 2022

497 Lakeside Drive, Lake Boga

Tucked away just metres from the lake, this charming lifestyle retreat offers peace, privacy and the ultimate escape from busy everyday living. Set on a picturesque 2,020m² allotment surrounded by established gardens, the inviting three bedroom home is filled with warmth and character. A separate self contained sleepout with kitchenette adds flexibility for guests or extended family, while flourishing fruit trees, thriving veggie gardens, a spacious chicken yard and double garage complete this idyllic country style haven. Welcome to the lifestyle you've been dreaming of at 497 Lakeside Drive.

Sale
\$650,000

View
Sat-6-June-2026
10:00 am to 10:30 am

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

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

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raywhiteswanhill.com



RayWhite

JUST LISTED

3 1 2 1189

9 Bell Street, Nyah

Set in the peaceful township of Nyah and positioned just moments from the river, this well presented home offers comfortable, move in ready living with a relaxed country feel. Situated on a generous allotment, the property features excellent shedding, ample storage and a rear sectioned veggie patch perfect for those who enjoy gardening or fresh produce at home. Ideal for families, retirees or lifestyle seekers, the home combines space, practicality and charm, all within an easy drive to Swan Hill. A welcoming property ready to be enjoyed from day one.

Sale
\$348,000

View
Sat-6-June-2026
11:00 am to 11:30 am

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

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

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raywhiteswanhill.com



SALE

3 2 2 1 827

3 Hakea Street, Swan Hill

Designed for easy family living, this spacious home delivers comfort, practicality and impressive outdoor appeal. Featuring three generous bedrooms, two bathrooms, multiple living areas and a separate study, there's plenty of space for the whole family to enjoy. Ducted reverse cycle heating and cooling, along with split systems throughout ensure year round comfort. Outside, the undercover entertaining area is perfect for hosting, while the impressive shed with concrete, power and excellent access is ideal for tradies, storage, hobbies or extra workspace. A complete lifestyle package ready to impress.

Sale
\$680,000

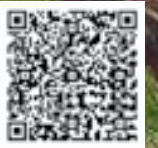
View
Sat-6-June-2026
11:30 am to 12:00 pm

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

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

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JUST LISTED

3 1 2 741

5 Wycombe Court, Lake Boga

Embrace the relaxed charm of lakeside living in the heart of Lake Boga. Warm and welcoming throughout, this inviting home offers three comfortable bedrooms, a cosy lounge with wood fire and split system, plus a spacious kitchen and dining area designed for easy everyday living. An additional outdoor room provides endless versatility for entertaining or working from home. Showcasing beautiful water views from both the lounge and outdoor area, this character filled property perfectly captures the peaceful lifestyle and natural beauty Lake Boga is renowned for.

Sale
\$385,000

View
Sat-6-June-2026
11:00 am to 11:30 am

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

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RayWhite



JUST LISTED

3 2 1362

81 Nolan Street, Kerang

Positioned in one of Kerang's most desirable locations, this beautifully maintained double brick home blends timeless charm with modern comfort. Built in 1928, the home showcases stunning period features, spacious living areas, updated interiors, three generous bedrooms, multiple indoor and outdoor entertaining spaces, a stylish kitchen, established gardens, ducted heating and cooling and solar. All this close to schools, the hospital, church and local amenities, it will not disappoint.

Sale
\$650,000

View
Sat-6-June-2026
12:30 pm to 1:00 pm

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

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

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raywhiteswanhill.com



RayWhite



JUST LISTED

1039 APPROX

17 Tangula Place, Swan Hill

Positioned on a generous 1,036m² (approx.) corner allotment within an exclusive Murray Downs estate, this exceptional parcel offers the perfect blend of lifestyle, privacy and opportunity. Surrounded by natural beauty and peaceful riverside charm, it provides the ideal setting to build a dream residence, relaxing holiday retreat or long term investment. Enjoy easy access to the Murray River and Murray Downs Golf & Country Club, while remaining only minutes from Swan Hill's shops, cafes, schools and everyday conveniences in a truly serene lifestyle location.

Sale
\$248,000

View
BY APPOINTMENT

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

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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 **Price:** \$790,000 - \$850,000
Description: 4 bedrooms, 2 bathrooms, 2 garage **Inspect:** By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES



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:** \$795,000
Description: 4 bedrooms, 2 bathrooms, 2 garage **Inspect:** 9-9.30am Saturday, 6 June
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES

FAMILY-SIZED LIVING

SET in a sought-after pocket of Swan Hill, just moments from the river precinct, 12 El Alamein Avenue offers substantial space, multiple living zones and outstanding outdoor entertaining.

The backyard is designed for relaxed family living and entertaining, centering a lagoon-shaped saltwater-chlorinated swimming pool, and complemented by an undercover outdoor bar and entertaining area overlooking the pool.

A second outdoor zone connects directly to the house and is fully enclosed with Ziptrak blinds, providing year-round usability.

The ground floor of the home delivers generous proportions and functional living.

The eat-in kitchen was renovated around 2015 and features a wall oven, induction cooktop, dishwasher, coffee nook, and ample storage including a large walk-in pantry plus a second pantry or study nook tucked under the stairs.

The front lounge enjoys LVP flooring and outlooks across the front yard toward the Little Murray River.

Accommodation on the lower level includes two bedrooms. The main bedroom offers a bay-style window, built-in robes and a ceiling fan, while the second bedroom includes a ceiling fan.

A powder room and older-style laundry are located near the rear entry, while the main downstairs bathroom is original and ready for a full renovation.

Ducted reverse-cycle heating and cooling services the entire ground floor, ensuring year-round comfort.

Upstairs has been thoughtfully improved, and a landing or rumpus area provides



additional living space.

The two bedrooms both have walk-in robes with shelving and drawers, split-system

heating and cooling, block-out blinds and elevated views toward the river precinct.

The renovated upstairs bathroom is

complete with a large walk-in shower, modern vanity, toilet, shaving cabinet and heated towel rail. ●

HOME ESSENTIALS

Address: 12 El Alamein Avenue, Swan Hill **Description:** 4 bedrooms, 2 bathrooms, 2 garage **Price:** \$595,000 **Inspect:** 11.15-11.45am Saturday, 6 June
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES





NEW LISTING

QUIET COURT LOCATION

5 Blake Court, SWAN HILL

**Open Saturday
10am - 10.30am**



Quality four bedroom home set in one of Swan Hill's best court location. Beautifully maintained and presented, this home is ready for you to enjoy. Discerning buyers who understand and appreciate value for money should inspect this home.

\$568,000

RIVER LIFESTYLE - DREAM NO MORE

427 Felton Drive, MURRAY DOWNS



SOLD

A truly amazing lifestyle property on 100 acres. Colonial style 4 bedroom home providing elevated views all the way to the river. Deck area with pool and the spacious verandah encircles the home providing just the most enjoyable extra living areas. The property has extensive modern style shedding, 8 mgl S & D water, and the rich soil is perfect for cropping or if desired some irrigation as well. Total family enjoyment - farming pursuits of course, plus fishing, horse riding, motorbikes, and yes your own private camping spot. This dynamic property provides a very rare opportunity to own an acreage property with direct river frontage plus the stylish, spacious and inviting home. The perfect home for now and an outstanding investment in the future.

\$1,300,000

LIFESTYLE LIVING

24 Koetsveld Drive, CASTLE DONNINGTON



SOLD

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.

\$710,000



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:** \$698,000

Description: 4 bedrooms, 2 bathrooms **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

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



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**

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www.ljhooker.com

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Darren Scarce 0419 354 061
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Graeme Hayes Real Estate

34 McCallum Street, Swan Hill
Office: (03) 4016 2005
Michael Klomp 0419 203 908
www.ghrealestate.com.au

Broad Realty

274 Campbell Street, Swan Hill
Charlotte Broad 0411 207 321
Lilliana Goudie 0439 229 869
www.broad-realty.com.au

K.B Property

Mick 0407 725 443
Cal 0407 021 987
www.kbprop.com.au

SWAN HILL MAP INDEX

Name	Map Ref	Name	Map Ref	Name	Map Ref	Name	Map Ref	Name	Map Ref	Name	Map Ref	Name	Map Ref		
Acacia St	E4	Campbell St	D8	Elizabeth St	D7	Hawdon Ct	D6	McAlister Rd	E5	Pascoe St	D6	Squire Gr	H9	Yvonne Cl	C5
Adams Rd	E8	Cassia Way	E4	Ellwood Ct	C8	Hazel Ct	D6	McBain St	E6	Pental Island Rd	G9	Staley Ct	C8	Zaetta St	C8
Albert St	C8	Cato Ct	E6	Emma Ct	F7	Heath La	D5	McCallum St	E6	Peppercorn Mews	G6	Standen St	D6	Parks and Reserves	
Arnold St	F8	Cedar Ct	E7	Everingham St	F8	High St	D8	McCrae St	E6	Phyland Ct	C8	Stewart St	E7	Adams Park	C8
Arthur Ct	D7	Chapman St	C7	Eyre Ct	D6	Hoare St	D6	McDonald Ct	C8	Pine La	D4	Storer Ct	D7	Alan Garden Reserve	D7
Ashton St	E6	Chisholm St	F7	Ferguson Ct	D7	Hocking Dr	C5	McNeill Ct	H9	Poole Blvd	F7	Stradbroke Ave	E7/D7	Apex Park	E7
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Belah Mews (Swan Hill Village)	D4	Cobham Ave	G8	Fuchsia Ct	D8	Kent Mews	G8	Mitchell St	D9	Tobruk St	F9	Ken Harrison Sport Complex	D6	Ken Harrison Sport Complex	D6
Berrybank Dr	C5	Cockerell Ct	E7	Garden Rd	B5	Kimmerly Ave	F9	Monash Dr	F9	Totem Way	E4	Netball Courts	F8	Netball Courts	F8
Betts Ct	D7	Cohn St	D9	Gaethan Dr	F7	King St	C8	Moanah Ct	D4	Tower Ave	D5	North Park Reserve	D8	North Park Reserve	D8
Beveridge St	D8	Cole Ct	C9	George St	C8	Kurrie Ct	F6	Mortoo St	E6	Tuff St	E8	Pioneer Settlement	F9	Pioneer Settlement	F9
Black Swan Drive (Swan Hill Village)	D4	Comb St	C6	George St	E7	Landy Cres	G6	Mulbar St	D5	Village Way	E4	Riverside Caravan Park	F8	Riverside Caravan Park	F8
Blake Ct	G8	Connell St	F9	Gerrard St	D6	Ledwidge Ct	E7	Mulga La	C7	Wallace St	E7	Rotary Park	D9/C9	Rotary Park	D9/C9
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Boobiella Dr	E4	Currie St	D6	Gregg St	F9	Lock Dr	E6	Murlong St	D6	Whittaker St	G9	Swimming Pool	D9	Swimming Pool	D9
Boree Dr	D4	Cutri Dr	F6	Guardian Ct	E6	Logan St	F9	Murray Ct	D7	White St	E7	Tennis Courts	F9	Tennis Courts	F9
Boys St	E8	Douglas Av	D6	Haig Ct	F9	Maddern Ct	H9	Murray Valley Hwy	B7/G7	Whittaker St	G9	Tower Hill	D4	Tower Hill	D4
Box La	E4	Dowling St	F6	Hakea St	E4	Makepeace St	E7	Naldar Dr	C8	Wilkins Gr	E8	Railway Station	D9	Railway Station	D9
Brown St	F7	Drummond St	D7	Harrison Ct	F7	Manna St	E4	Naretha St	C9	Williams Rd	C5	Tourist Information	E9	Tourist Information	E9
Bruton Gr	D6	Dunstone St	D7	Hastings St	D9	Marks Ct	F7	Notting Rd	C4	Willick St	E7	R.S.L. Cemetery	G8	R.S.L. Cemetery	G8
Bryan St	G9	Dundas La	E4	Hastings St	D9	Marraboor St	F9	Old St	E8	Wilson St	F9	Emergency Services	D7	Emergency Services	D7
Buchan St	E7	Dwyer St	E6	Hastings St	D9	Mary St	D8	Palaroo St	C9	Wonnont Ct	D7	Fire Station	D7	Fire Station	D7
Burke St	F8	El Alamein Av	F9	Hastings St	D9	McAdam Ct	D6	Parkside Dr	E5	Wood St	E8	Hospital	E8	Hospital	E8
Burton St	F7							Parkview Dr	F7	Woolstons La	C4	Police Station	G9	Police Station	G9
Butterworth St	D6							Parnee St	C8	Worren Rd	C4	Smith Ct	G5	Smith Ct	G5
Byrnes St	C7									Yorrell Cl	E4	Municipal Offices	D8	Municipal Offices	D8
Cadell St	C7														