

The Guardian

PROPERTY GUIDE



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Property Guide and get results.

The Guardian
PROPERTY GUIDE



14 Donnington Street, SWAN HILL



FOR SALE **\$725,000**

3 BED | 2 BATH | 2 CAR

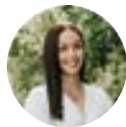
Positioned in a highly sought-after location, this exquisitely renovated home combines warmth, style and functionality, framed by beautifully established surrounds and thoughtfully designed spaces for modern family living. Beyond the charming white picket fence, the residence reveals a beautifully updated interior where natural light, plantation shutters and a warm neutral palette create an inviting atmosphere.

OPEN FOR INSPECTION

Saturday, 13th June from 10 - 10:30am



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

5 Marraboor Street, LAKE BOGA



FOR SALE **\$200,000**

459 SQM | 140 SQM

Perfectly positioned in the heart of Lake Boga, 5 Marraboor Street presents an exceptional opportunity to secure a versatile commercial freehold in one of the region's most tightly held lakeside communities. Set on a generous allotment of 459 sqm (approx), the property offers a warm and inviting space with an adaptable layout suited to a variety of commercial ventures (STCA).

INSPECTION BY APPOINTMENT



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



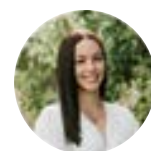
**WHAT'S MY
PROPERTY WORTH?**



Scan to find out!



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Lilliana Goudie | 0439 229 869
SALES ASSOCIATE
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HOME FOCUS



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. ●

RayWhite

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

HOME FOCUS

SPACE AND LUXURY

SET on approximately five acres of lifestyle living, the property at 531 Creamery Road, Tyntynder South delivers space, comfort and more.

The five-bedroom home has been thoughtfully designed, creating a sense of warmth, practicality and timeless style.

It features custom cabinetry throughout, stone benchtops, ducted reverse-cycle air conditioning, as well as a timber bar complete with wine storage and a bar fridge.

The home is surrounded by beautifully established gardens and manicured lawns, all maintained by a fully automated sprinkler system.

The large outdoor entertaining area features an outdoor kitchen overlooking the private oasis, complete with a swimming pool and separate spa, offering a setting to relax or entertain year-round.

The massive shed with three-phase power, an internal room with its own bathroom and separate access from both the shed and yard is suited to a home business, studio, gym, guest retreat or additional storage.

Families can enjoy the added lifestyle features, including a cubby house, chook house, veggie gardens and a fire pit, all contributing to the unique charm and functionality of this remarkable property. ●



HOME ESSENTIALS

Address: 531 Creamery Road, Tyntynder South **Description:** 5 bedrooms, 3 bathrooms, 6 garage **Price:** \$1,375,000 **Inspect:** By appointment

Contact: Travis Hall, 0448 140 662, Cameron Smits, 0436 001 821, RAY WHITE

RayWhite



MORE THAN MEETS THE EYE

PREPARE to be captivated by this five-acre lakeside estate, combining timeless charm with modern luxury.

Overlooking the serene Lake Boga, this property features a grand main residence with formal and informal living spaces, a gourmet kitchen, and a luxurious master suite with a spa bath and sitting room.

Two guest bedrooms, a cosy second lounge with a wood heater, and ample storage complete the main home.

The property also offers two other self-contained dwellings, perfect for guests or

rental income.

Outside, enjoy lush gardens, two large lock-up sheds, six megalitre water rights, 25kw of solar panels, and facilities for hobby farming or horses.

This an opportunity for a new home and lifestyle. ●

RayWhite

HOME ESSENTIALS

Address: 169 Lakeside Drive, Lake Boga **Price:** \$1,650,000

Description: 6 bedrooms, 5 bathrooms, 6 garage **Inspect:** Private inspection

Contact: Cameron Smits, 0436 001 821, RAY WHITE

INSPECT SATURDAY



36 Boys St SWAN HILL

3 1 2

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

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

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

For Sale: \$475,000
Open for inspection
Saturday 9:00 - 9:30am
Michael Klomp
0419 203 908



32-34 Church Street MANANGATANG

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

INSPECT SATURDAY



10 Milloo Crescent SWAN HILL

2 1 1

NEAT, COMPLETE & CLOSE TO THE RIVER

Positioned just a stone's throw from the iconic Murray River, nearby boat ramp and scenic walking tracks, this well-presented residence delivers comfort, practicality and lifestyle in equal measure.

- Two bedrooms, one bathroom, two toilets
- Spacious kitchen, living & dining zone
- Ducted Evaporative & Split system for climate control
- Large 6m x 12m shed plus garden shed
- Ideal for investors, first home buyers or downsizers

For Sale: \$485,000
Open for inspection
Saturday 11:00 - 11:30am
Michael Klomp
0419 203 908

INSPECT SATURDAY



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 HR water allocation
- 5.1kW solar system
- Large 3 bay shed

NEW PRICE: \$590,000-\$610,000
Open for inspection
Saturday 12:00 - 12:30pm

Michael Klomp
0419 203 908

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

Stage 15 release - Now with titles!

For more information visit website or scan QR code

STAGE 15		
Lot	Area	Price
433	630	\$184,000
434	684	\$186,000
435	680	\$186,500
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	\$186,000
454	770	\$194,000
455	715	\$192,000
456	797	SOLD
457	833	SOLD

STAGE 15

STAGE 14

towerhill.swanhill.vic.gov.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



SALE

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-13-Jun-2026
10:00am to 10:30am

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



SALE

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-13-Jun-2026
10:30am to 11:00am

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SALE

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
Sun-14-Jun-2026
10:30am to 11:00am

Damian Jones
0401 648 175
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SALE

3 2 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
Sun-14-Jun-2026
12:00pm to 12:30pm

Damian Jones
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damian.jones@raywhite.com

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RayWhite

NEW PRICE

49 Beveridge Street, Swan Hill

Set in a tightly held blue ribbon location, this exceptional 1,021m² parcel presents a rare chance to secure prime real estate within a sought-after commercial zone. Positioned on a generous block with outstanding potential, the existing residence provides immediate flexibility - occupy, lease or repurpose - while you plan your next move. Commercial zoning allows redevelopment, business use, mixed-use potential or long-term land banking (STCA). Large commercial land in prime locations are rare. A strategic opportunity for developers, investors or business owners seeking location and future growth.

Sale
\$525,000

View
BY APPOINTMENT

3 1 1 1021

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damian.jones@raywhite.com

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RayWhite

NEW PRICE

35 Boys Street, Swan Hill

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

Sale
\$270,000

View
BY APPOINTMENT

3 1 1 1012

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

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RayWhite



SALE

4 2 3 668

13 Currie Street, Swan Hill

13 Currie Street offers a practical and spacious home ideal for families, investors or owner occupiers. This solid four bedroom, two bathroom brick residence provides a comfortable layout with plenty of room to live and grow. The functional floorplan supports easy everyday living, with space for both relaxation and entertaining. Well built and low maintenance, it presents a great opportunity to secure a reliable home in a sought after location. A well rounded property offering comfort, flexibility and lasting appeal.

Sale
\$648,000

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

View
BY APPOINTMENT

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

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raywhiteswanhill.com



RayWhite



SALE

3 1 2 1616

10 Condeley Street, Ultima

Positioned in the quiet township of Ultima, this property presents an exciting opportunity for renovators, first home buyers or investors seeking value and potential. Set on a generous 1,600m²+ allotment, the home offers a solid foundation with scope to renovate and create a comfortable family residence or rewarding investment. Conveniently located just 30 minutes from Swan Hill, Lake Boga and Sea Lake, this affordable property combines peaceful country living with endless possibilities. Bring your vision and unlock the true potential of this promising opportunity.

Sale
\$215,000

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

View
BY APPOINTMENT

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CONTEMPORARY COUNTRY LIVING

THIS modern three-year-old residence at 2882 Murray Valley Highway, Nyah offers space, style and country tranquility 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



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 **Price:** \$560,000 **Inspect:** By appointment

Description: 3 bedrooms, 1 bathrooms, 4 garage

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 **Description:** 679sqm land **Price:** \$175,000 **Inspect:** By appointment

Contact: Charlotte Broad, 0411 207 321, BROAD REALTY

NEW LISTING



425 Hectares/1050Acres

For Sale By Expression of interest

“Kings”

Murrabit/Gonn NSW

Grazing Property | 425 Hectares/1050Acres approx.

- Bullock Hide creek
- Excellent fencing
- Pipeline connect from Murray River
- One paddock
- Good Bulk of feed
- 38kms from Swan Hill
- 11kms from Murrabit

Agents Comments: Kings is an ideal breeding block, with excellent fencing and secure water.

Expression of interest to the selling agent by Friday 24th July 2026, by 10am

Terms: 10% deposit on signing, balance 60/90 days with immediate working possession.



Joe O'Reilly

M 0427 329 911

joreilly@brcagents.com.au



NEW LISTING



2 1 1 1174m²

Step Up To Home Ownership

7 White Street, Swan Hill, Vic

- Tucked away at the end of a quiet, no-through street off Stradbroke Avenue is this little gem
- A compact and quaint home ready to move into that has been renovated and recently painted
- Features on open plan kitchen, dining and living room with a raked ceiling, two bedrooms with built-in robes and ceiling fans, a family sized bathroom with separate shower, bath and vanity and laundry with linen press
- Electric oven, cooktop, rangehood and pantry
- Cosy cast iron wood heater, split-system RCAC and fans
- Huge 1174m² (approximate) block of land with room to truly spread your wings
- Freestanding carport at the rear and a large garden/storage shed
- Neat front lawn and path to the front veranda
- The back yard is a blank canvas with recently installed pop-up sprinklers ready for you to plan for your lifestyle
- Lot's of upside

Price: \$390,000

Inspection by appointment



Agent Darren Scarce

M 0419 354 061

dscarce@brcagents.com.au



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





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:** By appointment

Contact: Michael Klomp, 0419 203 908, GRAEME HAYES



PANORAMIC VIEWS

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

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:** By appointment

Contact: Michael Klomp, 0419 203 908, GRAEME HAYES

