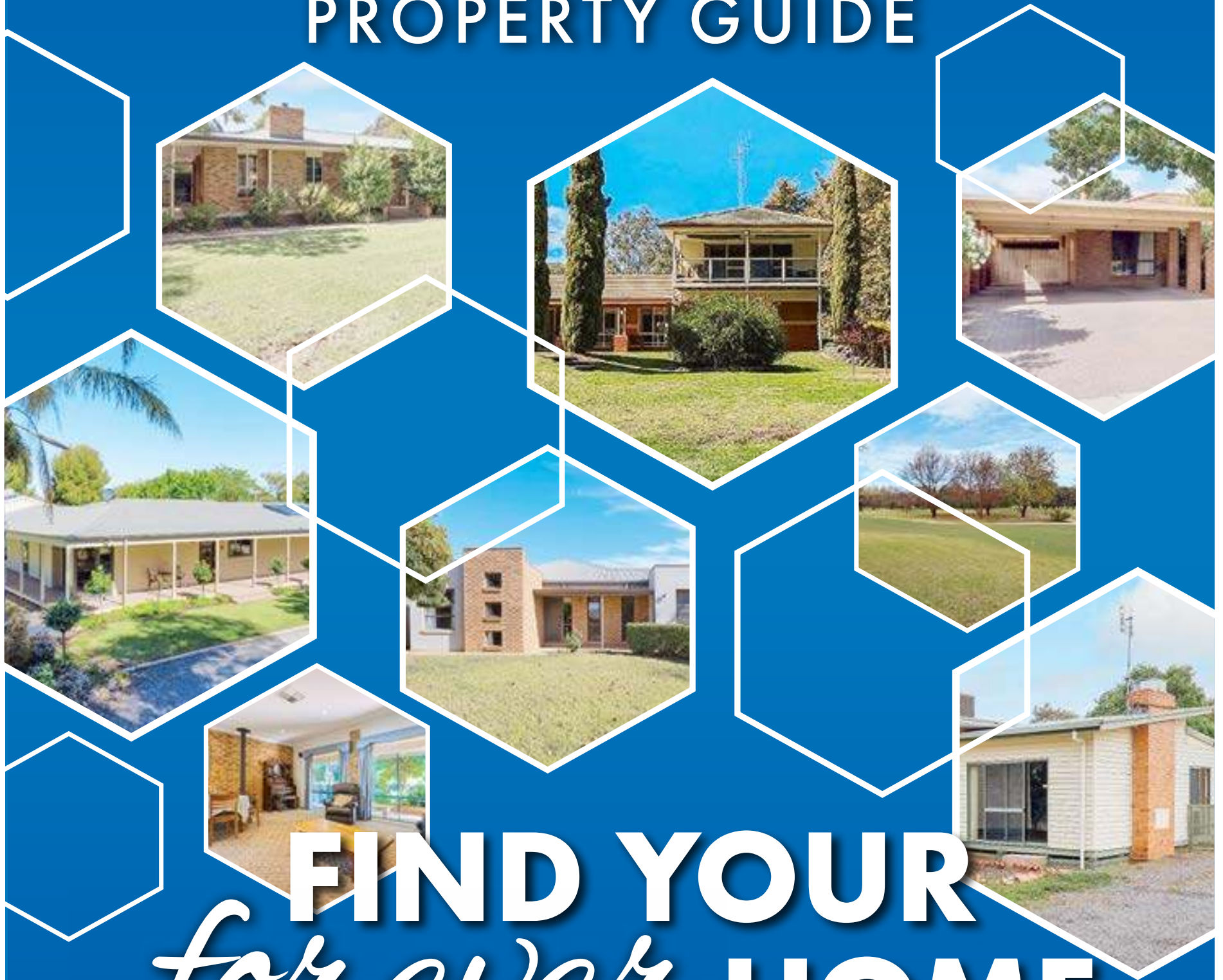


The Guardian

PROPERTY GUIDE



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The Guardian
PROPERTY GUIDE



SPACE TO LIVE

COMFORTABLE family living and entertaining are available in this well-appointed home at 3 Hakea Street, Swan Hill, with space, functionality and easy-care appeal in equal measure.

Among the three bedrooms and two bathrooms, the primary suite is complete with a walk-in robe, while multiple living zones provide flexibility for growing families, professionals or those seeking extra room to spread out.

Year-round comfort is possible with ducted reverse cycle heating and cooling, complemented by multiple split system air conditioners throughout the home.

A dedicated study adds further versatility, ideal for working from home, a quiet retreat, or a kids' play area.

The undercover outdoor entertaining area is suited to hosting family and friends, while the easy-to-manage yard allows more time to enjoy the lifestyle on offer.

The shed is large and practical with concrete and power and great access, providing the ultimate practical addition to the property. ●



HOME ESSENTIALS

Address: 3 Hakea Street, Swan Hill **Description:** 3 bedrooms, 2 bathrooms, 2 garage **Price:** \$645,000 **Inspect:** 11.30am - 12pm Saturday, 20 June
Contact: Travis Hall, 0448 140 662, RAY WHITE

**McKean
McGregor**

MM | RURAL

EST. 1911



'Kentish'

PIANGIL / COONIMUR ROAD, PIANGIL VIC

Premium Greenfield Irrigation Development Site, Approvals, AUL's

- Contiguous land asset spread over five allotments, providing a combined scale of 643.19*ha. (1,589*ac).
- Delivering working efficiencies, allowing for safe movement of machinery. Access with frontage to multiple all-weather roads.
- Approved plans for Irrigation, drainage, soil & site, cultural & environmental heritage.
- Allocated Annual Use Limit (AUL) of 3,982.50*ml, close proximity to Murray River, use of existing pump shed (STA).

- Healthy well-managed, highly consistent free draining productive deep red loam soils, conducive to irrigation (overhead spray or drip), favorable aspect and topography.
- Benefits from excellent climatic characteristics well suited to horticultural / viticulture production, underpinned with an average district rainfall of 330*mm.
- Strategically located in one of the most productive and agriculturally diverse regions of Australia. Proximity to labour resources and agricultural

service providers at Piangil, Swan Hill, Robinvale, Mildura.

- Close to commodity processing facilities, including almond hulling and Olive processing facilities.
- Represents a unique opportunity to secure a significant property asset for multiple irrigation development and enterprises or to secure a valuable 'land bank' opportunity.

LAND SIZE:
643.19ha/1,589ac (approx)

EXPRESSION OF INTEREST:
Closing 11.00am, Tuesday 14th July (INSP)

INSPECTION:
By appointment

AGENT:
Michael Fernandez 0429 165 077



JUST LISTED

97 Sutcliff Street, Sea Lake

Looking for a Sea (Lake) Change? Offering four bedrooms and generous living spaces, 97 Sutcliff Street provides comfortable, easy-care living with most of the hard work already done and scope to add your own personal touches. Set in the welcoming community of Sea Lake, the home features a practical floorplan and plenty of outdoor space to relax, entertain or simply enjoy peaceful country living. Ideal for families, first home buyers, investors or downsizers, this is a fantastic opportunity to secure a spacious home and embrace a slower pace of life.

4 1 1178

Sale
\$260,000

View
Fri-19-Jun-2026
5:00pm to 5:30pm

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

■ *We bring the whole team*

raywhiteswanhill.com



JUST LISTED

154 Stradbroke Avenue, Swan Hill

Positioned on a highly sought after corner allotment just minutes from the CBD, 154 Stradbroke Street presents an exciting opportunity packed with potential. Whether you're a first home buyer, downsizer, investor or developer, this property offers endless possibilities in a prime location. The existing three bedroom home is ready for restoration, while the generous block provides exciting redevelopment potential (STCA). Surrounded by schools, shops, cafes and everyday conveniences, this is a rare chance to secure a property where position, potential and future rewards come together perfectly.

3 1 2 678

Sale
\$310,000

View
Sat-20-Jun-2026
9:00am to 9:30am

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

■ *We bring the whole team*

raywhiteswanhill.com



RayWhite



SALE

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-20-Jun-2026
9:30am to 10:00am

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

Tracey Smith
0438 078 852
tracey.smith@raywhite.com

We bring the whole team

raywhiteswanhill.com



RayWhite



JUST LISTED

3 1 2 1211

44 Murray Street, Piangil

Set on a generous 1,200m²+ allotment, this solid brick home beautifully combines timeless character with modern comfort. Featuring an updated kitchen, inviting living spaces and a spacious alfresco area, the home has been designed for relaxed family living and effortless entertaining. With ample room for gardens, shedding or future improvements, this property presents an outstanding opportunity to embrace a peaceful lifestyle while enjoying the convenience and comfort of contemporary updates.

Sale
\$465,000

View
Sat-20-Jun-2026
10:30am to 11:00am

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

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

We bring the whole team

raywhiteswanhill.com



JUST LISTED

Vol F 9221602 Station Street, Lake Boga

Positioned in an A1 position, this unique offering presents an exceptional opportunity to create something truly your own. The generous allotment offers ample space to complement your dream design, whether through landscaping, outdoor entertaining or construction (STCA), making this a versatile and forward thinking opportunity. Set within an exciting new pocket just a short stroll from the lake, pub and post office, this is a parcel of land destined for greatness where the possibilities are endless.

Sale
\$130,000

View
BY APPOINTMENT

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

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

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raywhiteswanhill.com



JUST LISTED

14.03 ha

Lot 2/TP174436 Murray Valley Highway, Mystic Park

Spanning 14.03 hectares, this exceptional property offers a rare blend of natural beauty, privacy and possibility. Wake to breath taking sunrises, unwind beneath colourful sunsets and enjoy the peace of a truly rural setting. Surrounded by nature yet conveniently close to lakes, townships and essential amenities, it delivers the perfect balance of seclusion and connection. Whether you envision a productive hobby farm, a peaceful weekend retreat or your dream country home (STCA), this remarkable parcel presents an outstanding lifestyle opportunity.

Sale
\$125,000

View
BY APPOINTMENT

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

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

■ *We bring the whole team*

raywhiteswanhill.com



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

Contact: Cameron Smits, 0436 001 821, RAY WHITE



SOUTHERN PEACE AND QUIET

THE well-presented two-bedroom unit at 2/32 Nowie Street, Swan Hill offers a practical and well-designed layout for downsizers, investors, and first home buyers.

Freshly updated throughout, the home has bright, inviting interiors and the added convenience of a separate toilet.

A private, low maintenance outdoor area complete with garden beds and a garden shed provide space to relax or enjoy a touch of gardening.

Additional features include a carport and a functional floorplan that caters to comfort and convenience.

Combining easy living with modern updates, this is an opportunity to secure a move-in ready property in a sought-after neighbourhood.

This home is ready for its next chapter and with vacant possession available, allowing buyers to move in and enjoy or rent out at approximately \$420 per week. ●



HOME ESSENTIALS

Address: 2/32 Nowie Street, Swan Hill **Price:** \$385,000

Description: 2 bedrooms, 1 bathrooms, 1 garage **Inspect:** 10-10.30am Sunday, 21 June

Contact: Travis Hall, 0448 140 662, 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:** \$698,000 **Inspect:** By appointment

Contact: Cameron Smits, 0436 001 821, RAY WHITE





SALE

2 Bed | 1 Bath | 1 Car

Unit 1, 98 Rutherford St
SWAN HILL

Discover the convenience and low maintenance that this two-bedroom brick unit offers.

Both bedrooms have built in robes with plenty of storage space, large open plan kitchen featuring both over and under head storage, dishwasher, electric stove/oven and is directly adjacent to the cosy living area.

The separate shower in the spacious bathroom is a plus and standalone toilet gives privacy; and a split system takes care of year-round climate control.

An electric roller door undercover garage completes this neat package and incorporates storage space.

Outside you have a seating area and clothesline with access to the garage from a separate and secure door.

- Carpet throughout bedrooms and living
- Tiled kitchen and bathroom
- Euro laundry
- Secure lock up garage and outdoor area

Contact Mick or Cal for more information

\$345,000



SALE

2 Bed | 1 Bath | 1 Car

Unit 4, 98 Rutherford St
SWAN HILL

Mirror Image of Unit 1 with the same convenience and low maintenance but with a touch more privacy being at the end of the complex.

Both bedrooms have built in robes with plenty of storage space, large open plan kitchen featuring both over and under head storage, dishwasher, electric stove/oven and is directly adjacent to the comfortable living area.

The separate shower in the spacious bathroom is a plus and standalone toilet gives privacy; and a split system takes care of year-round climate control.

An electric roller door undercover garage completes this neat package and incorporates storage space.

Outside you have a seating area and clothesline with access to the garage from a separate and secure door.

- Carpet Throughout bedrooms and Living
- Tiled Kitchen and Bathroom
- Euro Laundry
- Secure lock up garage and outdoor area

Contact Mick or Cal for more information

\$355,000



SALE

12 Tangula Place
MURRAY DOWNS

Set in the captivating and 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 and 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



SALE

245C Pira Rd
NYAH WEST

Well established and certified organic, this fertile farm let is the perfect opportunity to create your own self sustainable dream.

With all the hard work done you can walk in and take advantage of a fully fenced and irrigated layout with potential for rotation crops of all descriptions.

Old homestead and shedding infrastructure are a bonus and lets you design your own rural living haven with work right around you, peaceful and desirable with Nyah West and Nyah only minutes away.

- Organic Certification
- Delivery Licence and Storage Dam.
- Extensive Irrigation System Incorporating Sprinklers and Bay Layout.
- Very Productive and Versatile Rising Red Soil.
- Organic Fig Orchard with Annual High Returns.
- Rural Lifestyle Potential in a Private Setting.

Contact Mick or Cal for more information

\$260,000

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

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	604	\$186,000
435	600	\$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	708	\$193,000
452	682	\$185,000
453	682	\$185,000
454	770	\$191,000
455	715	\$192,000
456	797	SOLD
457	833	SOLD

STAGE 15

STAGE 14

towerhill.swanhill.vic.gov.au



SPACE AND COMFORT

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

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

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

The brick construction adds lasting

appeal, while the generous bedrooms and two-bathroom layout make the home well suited to busy households.

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

HOME ESSENTIALS

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

RayWhite



36 Boys St SWAN HILL

3 1 2

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

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

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

For Sale: \$475,000
Inspect By Appointment

Michael Klomp
0419 203 908



SWAN HILL

TAKE YOUR PICK - TWO PRIME BLOCKS FOR SALE

An excellent opportunity to secure one of two great parcels of land - choose the one that suits your needs!

- 74 Gray Street - 842m² - \$150,000
- 2 Wanera Street - 700m² - \$175,000

Both blocks are ideally located close to schools, sporting facilities, and town amenities.

Whether you're looking to build your dream home or invest, these well-positioned allotments provide flexibility and value. Enquire today to secure your preferred allotment!

Michael Klomp
0419 203 908



3 Palaroo Street SWAN HILL

Vacant Land

BUILD YOUR DREAM LIFESTYLE NEAR THE MURRAY RIVER

Perfectly positioned in the highly regarded Federal Square Estate, this outstanding 562m² allotment presents an exceptional opportunity to build your dream home in one of Swan Hill's most sought-after locations.

- Wide frontage of approximately 21 metres
- Fully serviced with town water, sewer, power and telephone available for connection
- Fenced on two boundaries
- Ideal northerly orientation for energy-efficient, light-filled living
- Attractive outlook over wetlands and rural farmland
- Easy walk to the Murray River and riverfront walking tracks

For sale: \$225,000
Inspect any time

Michael Klomp
0419 203 908



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

HOME FOCUS

SPACE AND LIFESTYLE

THIS spacious four-bedroom home on a large corner block in a quiet little village is a lifestyle offering of peace and tranquility.

Located opposite the Koraleigh Tavern, this family home includes four spacious bedrooms with built-in robes and a large living room.

This low-maintenance home is ideal for the growing family or multi-generational family unit.

All of this sits on a half-acre site (2030sqm) with a double steel garage with a workshop at the rear.

Only 30 kilometres from Swan Hill and its sporting, shopping, medical and education facilities, this package offers the highly valued quiet village lifestyle, only 20 minutes from conveniences. ●



HOME ESSENTIALS

Address: 12 Koraleigh Road, Koraleigh **Description:** 4 bedrooms, 1 bathrooms, 2 garage **Price:** \$395,000 **Inspect:** By appointment

Contact: John Monahan, 0427 292 965, LJ HOOKER

HOME FOCUS

SPACIOUS GOLF COURSE BLOCK

WITH a 26-metre frontage to a manicured golf tee on the Murray Downs golf course, Lot 1 Currawong Court, Murray Downs has potential for impressive views from the kitchen bench, lounge chair or bedroom.

This premium homesite in the Murray Downs Vintage release came available this week, and at 2465 square metres it is the largest block of Vintage and comes with a number of rare features.

Suited to the homeowner who values privacy and security, this vacant site has potential to built a forever home.

The property has room for a pool and outdoor living areas, a tennis court, a large shed, and garden in addition to a dream home.

Create a quality lifestyle with a premium golf course frontage and a blank canvas that is an opportunity to create your own interpretation of the perfect lifestyle. ●



HOME ESSENTIALS

Address: Lot 1 Currawong Court, Murray Downs **Description:** 2465sqm land **Price:** \$448,000 **Inspect:** By appointment

Contact: John Monahan, 0427 292 965, LJ HOOKER

27 Poole Boulevard, SWAN HILL

FOR SALE



\$665,000

4 BED | 2 BATH | 2 CAR

Positioned in a highly sought-after family neighbourhood and just steps from the local park, this spacious four-bedroom residence delivers the space, comfort and practicality that growing families are searching for. Set on a generous 692sqm (approx.) allotment, the home combines multiple living zones, excellent shedding and an easy-care outdoor lifestyle in a location families love.

Designed with everyday living in mind, the home offers a spacious front lounge featuring a cosy woodfire heater, creating the perfect place to unwind during the cooler months. The central kitchen is well-appointed with ample bench space, a walk-in pantry and direct connection to the dining area, making family meals and entertaining effortless.

The master bedroom is positioned at the front of the home and includes a built-in robe and private ensuite, while the remaining three bedrooms are all fitted with built-in robes and serviced by a central family bathroom complete with both a bath and separate shower.

OPEN FOR INSPECTION

Saturday, 20th June from 10 - 10:30am



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

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.



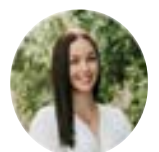
OPEN FOR INSPECTION

Saturday, 20th June from 11 - 11:30am



Scan to find out more information!

broad-realty.com.au



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



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:** \$395,000

Description: 919sqm 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:** \$698,000 **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: Charlotte Broad, 0411 207 321, BROAD REALTY **Price:** \$175,000

Description: 679sqm land **Inspect:** By appointment

Contact: Charlotte Broad, 0411 207 321, BROAD REALTY

NEW LISTING



2 1 2 717m²

Neat, Sweet and Complete

21 Butterworth Street, Vic

- First time offered for sale in 26 years
- A cosy, compact and comfortable home, perfect for those about to start out or those looking to wind down
- Very well maintained, presented and cared for by owners who have loved living here since they purchased the property in 2000
- Undercover access to the home from the inline carport up to the delightful front patio, the perfect place to enjoy a morning cuppa reading the paper
- The home features two bedrooms, both with built-in robes and split system RCAC units, a central kitchen with an electric upright stove and RCAC, living room with RCAC and ceiling fan, a renovated bathroom designed for aged care and laundry
- 2kw solar power, ducted evaporative cooling and four split system RCAC units
- Outdoor living is enhanced with a private, enclosed alfresco dining/entertaining area with a brick wall and paving
- Neat back yard with two small storage sheds and drive-thru access from the carport
- It feels like "home" the moment you enter

Price: \$398,000
Inspection by appointment



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



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



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dscarce@brcagents.com.au



NEW PRICE

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: \$485,000
Inspection by appointment



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Currawong Court, Murray Downs

Magnificent Lifestyle Home Site 2475sqm with 26m Course Frontage

Absolute direct frontage to the 14th Tee, this expansive site is the dream location for your forever home. It has great privacy, magnificent views and a beautiful northern exposure to maximise your design options.

Room for a very spacious home, great outdoor living spaces, a huge pool, a great shed and even a tennis court – the whole package. The largest site in The Estate area of Murray Downs is a genuine one-off lifestyle opportunity. You won't believe the future that awaits you and your family.



FOR SALE
\$480,000

AGENT
John Monahan
0427 292 965

VIEW
By Appointment

LJ Hooker
Swan Hill 5033 1331

Enquire today



12 Koraleigh Road, Koraleigh

Spacious 4 bedroom family home Very large allotment & shedding

4 1 2

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



FOR SALE
\$395,000

AGENT
John Monahan
0427 292 965

VIEW
By Appointment

LJ Hooker
Swan Hill 5033 1331

Enquire today

PANORAMIC VIEWS OF MALLEE LANDSCAPE

JUST out of town but in a world of its own, the red brick facade home at 20 South Street Tooleybuc blends indoor comfort with a scenic outdoor lifestyle with views of the Murray River.

The 6499m² allotment offers sprawling grounds to set the scene of an idyllic childhood in a quiet, scenic pocket of the Mallee.

The two-storey home allows for comfortable everyday living where the family can spread out, and have the space to entertain in style.

Entering into the heart of the home, the central kitchen and dining allows for connected family living.

The kitchen makes the most of the space with ample bench space, a corner pantry and plenty of storage, as well as electric appliances.

The living room sits just beyond the kitchen with a serving window between the two rooms, with views of the expansive front lawn and a toasty wood fire.

Upstairs the rumpus room enjoys access to a balcony with panoramic views of the iconic Mallee bush and the Murray River, ideal for quiet evenings, lazy weekend breakfasts or teenage hangouts.

The bedrooms are all on the ground floor, with the primary suite situated with prime views at the front of the home.

The huge undercover outdoor entertaining area is perfect for gatherings and is a real feature of this home, surrounded by lawns with established gardens and extending into a tidy firepit for cooler evenings.



There's plenty of space for kids and pets to run around, to expand further or to develop a thriving kitchen garden or orchard.

The backyard is also fitted with two sheds which could be used for storage, a hobby space or workshop.

It's within close proximity to the Tooleybuc township and its P-12 school, cafes, pub and sporting club. ●

HOME ESSENTIALS

Address: 20 South Street, Tooleybuc **Description:** 4 bedrooms, 2 bathrooms, 2 garage **Price:** \$790,000 - \$850,000 **Inspect:** By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES



HOME FOCUS

CENTRAL, SPACIOUS LIVING

THE impressive four-bedroom home at 17 Boys Street offers comfort, space and functionality in one of Swan Hill's most desirable locations.

Thoughtfully designed, this property is suited to families seeking quality living with multiple indoor and outdoor entertaining options.

A formal front lounge with a cosy gas log heater makes the perfect winter retreat, while the open-plan kitchen, dining and living area forms the heart of the home.

The kitchen is well appointed with abundant cupboard space, dishwasher, wall oven, hot plates and a clever coffee hutch.

A split system adds extra climate control, and ducted vacuum makes daily living effortless.

The primary suite has both a built-in robe and walk-in robe, along with a private ensuite.

Bedrooms two and three include built-in robes, while the fourth bedroom or office offers flexibility for families or remote workers.

The main bathroom is generous in size with bath, shower and vanity, complemented by a separate toilet and a huge laundry with excellent storage.

The floor heating and evaporative cooling



throughout the home ensure year-round comfort.

Entertaining is a dream with two fantastic undercover outdoor areas either side, one

accessible from both the laundry and formal lounge, and the other large entertaining area fitted with ceiling fan connected to the main living and dining zone.

The home also has a large shed complete with a toilet room, a well-kept lawn area, and direct access from the home into the large double garage ●

HOME ESSENTIALS

Address: 17 Boys Street, Swan Hill **Description:** 4 bedrooms, 2 bathrooms, 2 garage **Price:** \$795,000 **Inspect:** By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES



LIST YOUR PROPERTY



List your property now, and reap the financial rewards!

Buy, sell or rent... the options are endless

Contact one of your local agents today!

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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
Acacia St	E4	Campbell St	D8	Elizabeth St	D7	Hawdon Ct	D6	McAlister Rd	E5
Adams Rd	C8	Cassia Way	E4	Ellwood Ct	C8	Hazel Ct	D6	McBain St	E6
Albert St	F8	Cato Ct	E6	Emma Ct	F7	Heath La	D5	McCallum St	E6
Arnold St	C8	Cedar Ct	E7	Everingham St	F8	High St	D8	McCrae St	E8
Arthur Ct	D7	Chaplin St	D6	Eyre Ct	D6	Hoare St	D6	McDonald Ct	E6
Ashton St	E6	Chapman St	C7	Feldman La	F4	Hocking Dr	C5	McNeill Ct	H9
Bambrick Ct	F7	Chisholm St	F7	Ferguson Ct	D7	Holland Ct	F7	McPherson St	D6
Barnett St	E7	Charlie Gray Close	G6	Ford St	D7	Holloway Gr	C6	Mellor Gr	D6
Barwick Ct	E7	Clark St	C7	Foster St	D6	Jager St	D6	Merit Cr	E8
Bath St	F9	Cleeland Dr	C8	Fountain Ct	F7	Karine St	C8	Melis Ct	C4
Belah Mews	F9	Cobb Ct	C7	Frazer St	E6	Kennon Ct	H9	Milloo Cr	D9
Black Swan Drive	D4	Cobham Ave	G8	Freeman Ct	F6	Kent Mews	G8	Milloo St	D9
(Swan Hill Village)	D4	Cockerell Ct	E7	Fulford Ct	E7	Kima St	G9	Mitchell St	D9
Berrybank Dr	C5	Cohn St	C9	Fuchsia	D4	Kimberly Ave	F9	Monash Dr	F9
Betts Ct	D7	Cole Ct	D6	Garden Rd	B5	King St	C8	Moanah Ct	D4
Beveridge St	D8	Comb St	C6	Gaethan Dr	F7	Kurrie Ct	F6	Mortoo St	E6
Black Swan Drive	D4	Connell St	F9	George St	E7	Landy Cres	G6	Mulbar St	D5
Blake Ct	G8	Coobah St	E4	Gerrard St	D6	Ledwidge Ct	C7	Mulga La	C7
Bolden Ct	G8	Coronation Av	G7	Gillespie St	F9	Legge St	D6	Mundara St	C7
Boldewood Dr	E6	Curlewis St	D9	Gordon Ct	C6	Lehan Av	C7	Mundle Av	C7
Boobiella Dr	E4	Currie St	D6	Goyne Cr	F7	Lena Close	D6	Murlong St	D6
Boree Dr	D4	Cutri Dr	F6	Greamer Dr	D5	Lisa Ct	F6	Murray Ct	D7
Boys St	E8	Derham Dr	D5	Gregg St	F9	Livingston Ct	E6	Murray Valley Hwy	B7/G9
Box La	E4	Dellar St	E6	Guardian Ct	E6	Lock Dr	E6	Murrill Av	G7
Brown St	F7	Domaille Cr	F6	Haig Ct	F9	Logan St	F9	Naldar Dr	C8
Bruton Gr	D6	Donnington St	F7	Hakea St	E4	Long St	F9	Naretha St	C9
Bryan St	G9	Douglas Av	D6	Harrison Ct	F7	Lynden St	D7	Notting Rd	G8
Buchan St	E8	Dowling St	F6	Hastings St	D9	Maddern Ct	H9	Nowie St	C4
Burke St	F7	Drummond St	D7	El Alamein Av	F9	Makepeace St	E7	Nyah Rd	C8
Burton St	F7	Dunstone St	D7	El Alamein Av	F9	Manna St	E4	Old St	E7
Butterworth St	D6	Dumas Dr	D4	El Alamein Av	F9	Marks Ct	F7	Palaroo St	C9
Byrnes St	C7	Dundas La	E4	El Alamein Av	F9	Marraboor St	F9	Parkside Dr	E5
Cadell St	C7	Dwyer St	E6	El Alamein Av	F9	Mary St	D8	Parkview Dr	F7
		El Alamein Av	F9	El Alamein Av	F9	McAdam Ct	D6	Parnee St	C8
		El Alamein Av	F9	El Alamein Av	F9				