

# The Guardian

## PROPERTY GUIDE

# CHARMING RENOVATED WEATHERBOARD

Turn to page 2

**GRAEME HAYES**  
REAL ESTATE

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**The Guardian**  
PROPERTY GUIDE

**FOR  
SALE**



# CHARMING RENOVATED WEATHERBOARD

**CLASSIC**, charming and beside the river, the two-bedroom home at 28 Naretha Street, Swan Hill is a quiet, comfortable retreat.

At the end of a no-through road that ends in a wetland, and down the street from the far end of Riverside Park, the property enjoys seclusion, serenity and access to nature at the doorstep, all within a short walk to the CBD down the river path.

Set behind a white picket fence, down a rustic brick path and past 70-year-old rose bushes, the classic 1950s weatherboard home opens from a timber deck under a bullnose verandah.

While the original facade has been maintained, the home has recently undergone restumping, rewiring, internal renovations and new flooring has been laid, for all the comforts of modern living.

The heart of the home is a freshly renovated kitchen, dining and living room, complete with both a woodfire heater and a split system air conditioner for year-round comfort.

Among the modern conveniences, the ceiling rose and chandelier in the living room subtly pull the classic charm through the home.

The kitchen is suited to everyday living, with a farmhouse sink, custom cabinetry, stone benchtops, a corner pantry and new electric appliances including a Westinghouse dishwasher and a 900mm induction cooktop.

It transforms into an entertainment hub with the wide service window out to the back deck, perfect for summer barbecues with the friends and family.

The bedrooms overlook the front yard, both complete with fresh carpet and ceiling fans.



Making the mundane feel luxurious, the primary suite and attached ensuite are a highlight of the home.

Through a doublewide doorway, the statement ensuite opens to the arched mirror bracketed by globe sconces above the floating stonetonp vanity, while the walk-in shower sits recessed in an alcove to the side and the toilet behind a privacy wall.

With floor-to-ceiling tiling, brushed gold hardware and clean finishes, the effect is understated luxury.

The bedroom itself has the original sash windows fitted with new plantation shutters, a long clerestory window for added natural light, and the walls are lined with picture rails for

convenient art display without nails.

The second bedroom is complete with a split system air conditioner and a built-in wardrobe.

Conveniently accessible to the living area and backyard, the main bathroom has a glass shower, vanity with stone benchtop and a deep bath.

The freshly renovated laundry continues the cabinetry and stone benchtops from the kitchen, and has space enough for both a washer and dryer.

The home is also serviced with ducted evaporative cooling for efficient summer comfort.

A continuation of the front yard design, the



backyard features a large timber deck and a rustic brick sitting area with room for a firepit in the winter, all set under two shady mature trees.

Originally built as a woodfire stove, the high brick benches are topped with merbau timber suited to serving food out of reach of little hands and reaching snouts.

With ample lawn, garden beds along the fence and a sizable powered and concreted shed, imagination is the limit for what the garden can become.

Tidy, low-maintenance and well-located, this charming home is suited to first home buyers, young couples and downsizers to enjoy a quiet riverside lifestyle. ●

## HOME ESSENTIALS

**Address:** 28 Naretha Street, Swan Hill **Description:** 2 bedrooms, 2 bathrooms, 2 garage **Price:** \$530,000 **Inspect:** 11.30am - 12pm Saturday, 27 June

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

2 | REAL ESTATE



**NEW LISTING**



51 Rutherford St **SWAN HILL**

3 1 -

**RENOVATE OR REBUILD - OPPORTUNITY ON 650M<sup>2</sup>**

Positioned on an established allotment of approximately 650m<sup>2</sup>, 51 Rutherford Street presents a compelling opportunity for buyers seeking a renovation project, investment, or potential redevelopment site (STCA) in a well-located residential area of Swan Hill.

- Three-bedroom home
- Lounge with split system heating & cooling
- Original kitchen with electric cooker
- Rear laundry with external toilet
- Established yard with garden shed (approx. 6m x 3m)
- Excellent opportunity to renovate, rebuild or invest (STCA)

**For Sale: \$260,000**  
Inspect By Appointment

**Michael Klomp**  
0419 203 908

**INSPECT SATURDAY**



28 Naretha St **SWAN HILL**

2 2 2

**CHARMING RENOVATED WEATHERBOARD - WALK TO THE RIVER & CBD!**

Set behind a classic white picket fence and bullnose verandah, this beautifully renovated 2-bedroom, 2-bathroom weatherboard home blends timeless character with modern comfort, in a quiet, no-through road just a short walk to the river and CBD.

- Primary suite with WIR and ensuite (walk-in shower, vanity, toilet)
- Open-plan kitchen, living and dining with wood fire
- Kitchen with custom cabinetry, stone benchtops and farmhouse sink
- Outdoor entertaining deck and Brick BBQ area
- White picket front fence, bullnose verandah on a quiet no-through road
- Walking distance to the river and CBD

**For Sale: \$530,000**

Open for inspection  
Saturday 11.30am - 12pm

**Michael Klomp**  
0419 203 908



17 Boys Street **SWAN HILL**

4 2 2

**SPACIOUS FAMILY LIVING IN A HIGHLY SOUGHT-AFTER LOCATION**

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

- 4 Bedrooms - Master with Ensuite, BIR & WIR
- Formal Lounge with feature double brick wall and gas log fire
- Open-plan living, dining & kitchen with high ceilings
- Multiple outdoor entertaining spaces
- Large workshop shed with concrete, power & a toilet
- Established gardens providing privacy and peaceful outlooks

**For Sale: \$795,000**  
Inspect By Appointment

**Michael Klomp**  
0419 203 908



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



## 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



## 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

## 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



5 3 8 1.768Ha

### Elevate Your Lifestyle

4 Tyntynder South Road, Tyntynder South, Vic

- Situated on approximately 4.40 acres on top of a red sandy rise, the renovated brick veneer home with a pool, guest house and a substantial shed with annexe, enjoys commanding views to the east with a picturesque rural landscape
- The home features a lounge with split system RCAC, open plan kitchen, dining and living area with polished timber floors overlooking the glorious garden vista, four bedrooms, two bathrooms with classic black and white tiling, wood heating and ducted evaporative cooling
- An inviting 10m x 4m self-cleaning and heated inground pool, with a Bali hut and shade sail
- On the other side of the pool is a cedar clad guest house, complete with a living room and bedroom with high pitched cathedral ceilings, an ensuite, ceiling fans and two split system RCAC units
- External improvements include a 16m x 9m fully enclosed shed with concrete floor and power, a 16m x 9m semi enclosed annexe
- Recently subdivided with new post and wire boundary fencing, the property sale includes two megalitres of high reliability water shares
- For horse lovers, the property is a few hundred metres from the local Quarter Horse Club and Campdraft facility

Price: \$1,175,000

Inspection by appointment



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



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

### Victorian Masterpiece

36 Splatt Street, Swan Hill, Vic

- An iconic Victorian home, beautifully restored, renovated and presented, superbly located in central Swan Hill.
- Take a trip down memory lane and experience the grandeur of “olde world” charm and elegance blended with modern function and convenience.
- Classic, authentic period features are all on show - 12’ high ceilings, timber fretwork, polished timber floors, open 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 1360m<sup>2</sup> allotment, with a paved circular driveway and three period style carports.
- Sensational garden surrounds and several outdoor entertaining options to relax and soak up the glorious views.
- A private, prestige property in a highly coveted central location.

Price: \$1,260,000

Inspection by appointment



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



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

### Prime Central Location

17 High Street, Swan Hill, Vic

- Hard to beat location in the heart of Swan Hill close to shopping, sporting, leisure, health and education amenities
- Ripe for renovation, the property features a four bedroom home with a study or fifth bedroom, kitchen, dining and living area, family sized bathroom, double in-line carport, single garage, bungalow/storage buildings and open shed/carport
- Large 875m<sup>2</sup> (approximate) allotment with established gardens
- Wood heating, ducted evaporative cooling and split system RCAC
- Formal entry, living area with wood heater, RCAC and ceiling fan, kitchen with electric cooking and dishwasher, dining area with timber-look vinyl flooring and access to a rear patio, built-in robes in three bedrooms, upgrade bathroom with corner spa, shower and vanity, large laundry and rear study or fifth bedroom
- Spacious east facing back yard with garage drive-thru access, two separate storage rooms/ bungalow and an open carport for boat or trailer storage
- Location, location, location!

Price: \$485,000

Inspection by appointment



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



425 Hectares/1050 Acres

## For Sale

By Expression of interest

“Kings”

Murrabit/Gonn NSW

Grazing Property | 425 Hectares/1050 Acres 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





RayWhite



## JUST LISTED

2 1 1 133

4/5 Parnee Street, Swan Hill

Set in a quiet and well maintained area, this updated two bedroom unit offers comfortable living with all the hard work already done. The refreshed interiors create a welcoming feel, while the practical floorplan provides an easy care lifestyle suited to first home buyers, downsizers and investors. Outside, the secure private yard is a real highlight, offering space to entertain, relax or enjoy with children and pets. Complete with a dedicated car space, this move in ready property is one not to be missed.

**Sale**  
\$315,000

**View**  
Fri-26-June-2026  
5:00 pm - 5:30 pm

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

We bring the whole team

raywhiteswanhill.com



RayWhite



## JUST LISTED

3 1 2 3929

27 Thorne Street, Ouyen

Escape to the charm of country living without sacrificing convenience. Ideally located between Mildura and Adelaide, this appealing lifestyle property is set on approximately one acre and offers the space, comfort and versatility so many buyers are searching for. The character filled home features three bedrooms, a well appointed bathroom and a warm central living zone, while extensive shedding for up to four vehicles provides endless practicality. With room to grow, entertain and enjoy the outdoors, this is a rare opportunity to secure an idyllic rural lifestyle with all the essentials already in place.

**Sale**  
\$495,000

**View**  
Sat-27-June-2026  
9:30 am - 10:00 am

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

We bring the whole team

raywhiteswanhill.com



**RayWhite**



# MAKE THE MOVE

## TO RAY WHITE PROPERTY MANAGEMENT

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■ We bring the *whole* team



# 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



## HOME FOCUS

# RURAL FARMLLET WITH MODERN EFFICIENCY

**THIS** well-positioned rural retreat at 70 Eagle Lane, Koraleigh offers a balance of peaceful country living and modern convenience.

The well-kept two-bedroom cottage is set on 12.14 hectares (30 acres) of flat, usable land, with three megalitres of stock and domestic water, 42 panels of solar power, three rainwater tanks and more.

Full of character, the home has polished original floorboards, ducted cooling and cosy wood heating.

Recent upgrades include full rewiring and replumbing, ensuring reliability for years to come.

A large carport, decking and two bathrooms add to the comfort and practicality.

There is also a large powered shed and the property includes a tractor and ride-on mower.

On a quiet, sealed road just 10 minutes from Tooleybuc and 30 minutes to Swan Hill, this convenient, productive property is suited to those retiring to the country, seeking a sustainable lifestyle, or looking for some space to breathe.

Note: The current crop is owned and managed by a neighbouring landholder, who holds full harvest rights for the present season.

There is no formal lease or agreement in place, and no ongoing rights or obligations for future land use will transfer with the sale. ●



## HOME ESSENTIALS

**Address:** 70 Eagle Lane, Koraleigh **Description:** 2 bedrooms, 2 bathrooms, 2 garage **Price:** \$420,000 **Inspect:** By appointment

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

# 27 Dunstone Street, SWAN HILL

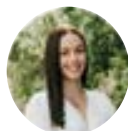


**FOR SALE** **\$600,000**

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.

**OPEN FOR INSPECTION**  
Saturday, 27th June from 11 - 11:30am



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

# 5 Marraboor Street, LAKE BOGA



**FOR SALE** **\$200,000**

368 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 368 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**



# 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.



**OPEN FOR INSPECTION**  
Saturday, 27th 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



Scan to find out more information!

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## SALE 4 Bed | 2 Bath | 2 Living

2 Stringybark Drive  
SWAN HILL

Located in a prime position on a corner block in Tower Hill is this standout 4 bed 2 bath custom built home by Darren Delmenico.

Designed with practicality in mind, it is full of upgraded features from its beautiful entry to its timber laminate flooring and cream feature brick which catches the eye.

The Master Suite faces the street and is opposite the second living space, while kitchen/dining/living are all open plan with plenty of room for gatherings or kids at play and a separate carpeted lounge/rumpus room is a great inclusion.

Off the separate hallway you have 3 more bedrooms (all with B.I.R's) and a generous main bathroom, laundry is also off the hall and has ample cupboard space and outside access.

Entertaining is taken care of with an under cover alfresco area with large fan and is accessed off the kitchen by sliding doors, outside is a large lawn area, garden shed and even a sand pit.

- Fully ducted reverse cycle climate control
- Convenient extra storage space in both hallways
- Double over sized lock up garage
- Large walk-in pantry, gas hot plates and electric oven
- Quality build which is noticeable at first glance

Contact Mick or Cal  
for more information

**\$785,000**



## SALE 3Bed | 1 Bath

4 Thwaites Road  
NYAH

Sitting pretty at the top of the hill in a private and tranquil setting is this beautiful western red cedar cottage encapsulating rural living right near town. From the tastefully renovated bathroom featuring historic lead light windows and full bath, to the practicality of the enclosed weatherproof veranda you will be taken in by the charm of this home.

Set on just over 16.5 acres this house and land combination is unique in layout and location, with the best of both worlds situated between the town of Nyah West and the nature of the Vinifera Forrest and mighty Murray River.

Inside the home there is 3 bedrooms set off the carpeted hallway, open plan kitchen featuring vinyl timber plank and electric appliances, finished off by high ceilings and French doors giving an extra feeling of space to the character filled package.

Climate control is taken care of with evaporative cooling, ceiling fans, split system and solid fuel heating ensuring comfort all year round. Properties like this are hard to find so interested parties act quickly.

- Wrap around undercover timber veranda perfect for entertaining
- Well fenced and private with 2meg/litre stock & domestic water
- Irrigation infrastructure with storage dam
- Can accommodate stock or return to productive cropping
- Shedding and undercover carport
- Town water

Contact Mick or Cal  
for more information

**\$475,000**



## 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](mailto:info@kbprop.com.au)

**\$770,000**



## 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**

# BEHIND THE PINK DOOR

**CENTRALLY** located, close to the river and walking tracks, this charming renovated home at 4 Whittaker Street, Swan Hill offers comfort, practicality and convenience.

Recently restumped and painted on the exterior, the home is move-in ready.

Boasting three bedrooms and timber floorboards, the home feels warm and inviting upon entry.

Year-round comfort is assured with multiple split-system air conditioners and a cosy wood heater.

The well-appointed kitchen features all-electric appliances, including a dishwasher, for everyday efficiency.

A large shed complete with concrete flooring, power and an extra-high roller door is suited to tradies, caravan storage or workshop space.

Secure fencing can provide peace of mind for children and pets, while the opportunity for vacant possession and a quick settlement means the new owners can move in and start enjoying their new home sooner. ●



## HOME ESSENTIALS

**Address:** 4 Whittaker Street, Swan Hill **Description:** 3 bedrooms, 1 bathrooms, 2 garage **Price:** \$555,000 **Inspect:** By appointment

**Contact:** Travis Hall, 0448 140 662, RAY WHITE



# K.B PROPERTY CO.



**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**



**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**





Unit 3, 1 Gray Street, Swan Hill



## Brilliantly located 2 bedroom unit Quiet living with great views

2 1 1

Overlooking the Gem, Spoons, the new art gallery and the river environment - life cannot get any better than this!

Ideal as your retirement/downsizer or a great rental investment in arguably the best neighbourhood in town with two roomy bedrooms, north-east facing living room and a spacious kitchen. The easterly view is quite unique and you can make your new home all you want it to be.

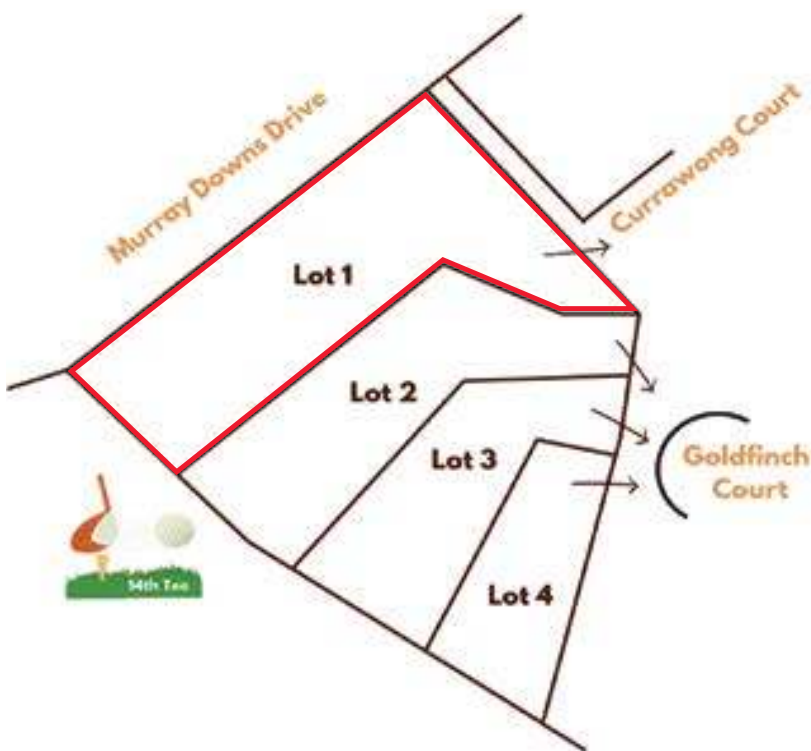
**FOR SALE**  
\$410,000

**AGENT**  
John Monahan  
0427 292 965

**VIEW**  
By Appointment

Enquire today

**LJ Hooker**  
Swan Hill 5033 1331



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**  
\$448,000

**AGENT**  
John Monahan  
0427 292 965

**VIEW**  
By Appointment

Enquire today

**LJ Hooker**  
Swan Hill 5033 1331



# 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:** By appointment

**Contact:** Travis Hall, 0448 140 662, RAY WHITE



# TENANTED OPPORTUNITY

**WELL-POSITIONED** on a prominent corner within the heart of Swan Hill's CBD, this high-profile commercial investment, the ASX-listed Commonwealth Bank premises at 236-238 Campbell Street, Swan Hill offers investors a secure income stream backed by a blue-chip national tenant, along with excellent long-term fundamentals.

The property is securely leased to Commonwealth Bank and recently renewed two-year term to 2028, with further options extending to 2030.

It has a strong income profile, with a year one net income of \$135,474.08 p.a. plus GST.

The substantial 519.8m<sup>2</sup> corner site features a combined dual-street frontage of approximately 92.6m<sup>2</sup>.

The property has built-in rental growth with compounding annual increases via CPI and fixed 2% reviews supporting strong income uplift.

It is a low-maintenance investment, offered with a highly reliable, easily managed premium tenant. ●

## HOME ESSENTIALS

**Address:** 236-238 Campbell Street, Swan Hill **Price:** \$1,900,000

**Description:** 519m<sup>2</sup> space **Inspect:** By appointment

**Contact:** Damian Jones, 0401 648 175, RAY WHITE



## '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

## 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 build 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



## 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

**Contact:** John Monahan, 0427 292 965, LJ HOOKER



RayWhite



## NEW PRICE

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.

3 2 2 1362

**Sale**  
\$620,000

**View**  
Sat-27-June-2026  
12:30 pm - 1:00 pm

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

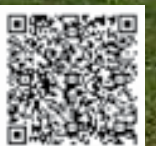
**Cameron Smits**  
0436 001 821  
cameron.smits@raywhite.com

We bring the whole team

raywhiteswanhill.com



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## JUST LISTED

16 Heirloom Way, Swan Hill

Brand new and beautifully designed, this stylish townhouse offers the perfect combination of modern comfort, quality finishes and effortless living. Featuring three spacious bedrooms, two bathrooms, a separate powder room and two inviting living areas, the thoughtful layout maximises space and natural light. The contemporary kitchen, premium finishes and north facing alfresco create the perfect setting for entertaining. Fully landscaped and move in ready, this low maintenance home is ideal for owner occupiers, downsizers or investors seeking a quality opportunity in a convenient location.

3 2 2 350

**Sale**  
\$645,000

**View**  
BY APPOINTMENT

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

We bring the whole team

raywhiteswanhill.com