

The Guardian

PROPERTY GUIDE

RURAL RUSTIC LIVING

RayWhite

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The Guardian

PROPERTY GUIDE





RURAL RUSTIC LIVING

ESCAPE to the peace and privacy of country living with this well-presented lifestyle property set on approximately 18 acres (7.3 hectares) at 15 Coburn Road, Nyah, about 20 minutes from Swan Hill.

Offering space, comfort and practicality, this property is suited to those seeking room to move while enjoying a low maintenance rural lifestyle.

The charming rendered mudbrick home offers warmth and character, featuring exposed timber beams, graduated slanting ceilings and a welcoming atmosphere that feels like home.

Wide windows across the front of the house framed by timber beams give the house a rustic charm overlooking generous lawn and garden.

The three-bedroom home includes a roomy second living area that could serve as a home office, studio or business space, complete with an external sliding glass door for convenient independent access.

The entry is set on the back of the property, opening up into the welcoming living and dining space with a wood fire on the side wall and natural light from windows on all sides.

Behind a partition wall that creates room for extra storage, the kitchen is the heart of the home, connected to the open-plan living and dining through the earthen slate flooring.

The kitchen includes a breakfast bar for versatility, ample cabinetry that provides easy storage, and a freestanding electric stove and oven.

The three spacious bedrooms overlook the expansive yard through wide windows.

With each room carpeted, fitted with a ceiling fan and shaded by the verandah, the



rooms are set to be comfortable through the seasons.

Fitted with built-in wardrobes that extend the length of one of the walls, the first two bedrooms are nearly identical and can accommodate a growing family or guests.

The primary bedroom has a built-in wardrobe and easy access to the second study and lounge space while maintaining privacy.

The renovated bathroom is fitted with a bath under the window that provides natural light to filter through the whole space and a large walk-in shower, giving a luxurious feel.

The laundry includes a separate toilet, for added privacy in a busy family home, as well as storage and bench space.

Two sheds provide storage and workspace options for hobbies, including an extra high shed designed to accommodate a caravan,

motorhome or larger vehicles.

The well-maintained, low-maintenance gardens allow for more time relaxing and enjoying the lifestyle on offer.

This property has the means to make country-living a reality; with the home set off to the side of an expansive paddock, there is space for farming or tending livestock and front and back lawns, with amenities to suit many needs. ●

HOME ESSENTIALS

Address: 15 Coburn Road, Nyah **Description:** 3 bedrooms, 1 bathrooms, 1 study, 4 garage **Price:** \$750,000 **Inspect:** 10-11.30am Saturday, 4 July

Contact: Travis Hall, 0448 140 662, RAY WHITE

2 | REAL ESTATE





RayWhite

SALE

3 2 2 350

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.

Sale
\$645,000

View
BY APPOINTMENT

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

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raywhiteswanhill.com



RayWhite

SALE

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
BY APPOINTMENT

Damian Jones
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NEW PRICE

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
\$450,000

View
Sat-4-July-2026
10am to 10:30am

3 1 2 1211

Damian Jones
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damian.jones@raywhite.com

Cameron Smits
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cameron.smits@raywhite.com

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JUST LISTED

7 Holloway Grove, Swan Hill

Welcome to a home where comfort, space and lifestyle come together. Positioned in a quiet and established pocket of Swan Hill, this beautifully presented four-bedroom residence offers a fantastic opportunity for families, first-home buyers and investors alike. Set on a generous 633.9m² allotment, the home boasts multiple living areas, a functional kitchen with excellent storage and a seamless connection to the outdoor entertaining space. With a spacious backyard, secure shedding and plenty of room to grow, this property delivers the perfect blend of practicality and potential.

Sale
\$495,000

View
BY APPOINTMENT

4 1 2 634

Tracey Smith
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tracey.smith@raywhite.com

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CENTRAL, SPACIOUS LIVING

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

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

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

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

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

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

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

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

The floor heating and evaporative cooling throughout the home ensure year-round comfort.

Entertaining is a dream with two fantastic undercover outdoor areas either side, one accessible from both the laundry and formal lounge, and the other large entertaining area fitted with ceiling fan connected to the main living and dining zone.

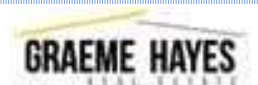
The home also has a large shed complete with a toilet room, a well-kept lawn area, and direct access from the home into the large double garage ●



HOME ESSENTIALS

Address: 17 Boys Street, Swan Hill **Description:** 4 bedrooms, 2 bathrooms, 2 garage **Price:** \$795,000 **Inspect:** By appointment

Contact: Michael Klomp, 0419 203 908, GRAEME HAYES



RURAL FARMLET WITH MODERN EFFICIENCY

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

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

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

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

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

There is also a large powered shed and

the property includes a tractor and ride-on mower.

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

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

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



HOME ESSENTIALS

Address: 70 Eagle Lane, Koraleigh **Price:** \$420,000

Description: 2 bedrooms, 2 bathrooms, 2 garage **Inspect:** By appointment

Contact: Michael Klomp, 0419 203 908, GRAEME HAYES



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STAGE 15		
433	630	\$184,000
434	604	\$185,000
435	680	\$186,500
436	749	\$194,000
437	749	\$194,000
438	607	SOLD
439	756	\$195,000
440	710	\$191,000
441	736	\$194,000
442	671	\$189,000
443	672	SOLD
444	754	\$192,000
445	585	\$183,500
446	602	\$185,000
447	682	\$185,000
448	705	\$195,000
449	673	\$194,000
450	673	\$196,000
451	708	\$193,000
452	682	\$185,000
453	682	\$195,000
454	770	\$197,000
455	715	\$197,000
456	797	SOLD
457	833	SOLD

STAGE 15

STAGE 14



towerhill.swanhill.vic.gov.au

12895162-MR25-26



UNDER
OFFER

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 sperate 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



UNDER
OFFER

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

\$770,000



UNDER
OFFER

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

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



NEW PRICE

SALE

1 Cockerell Court
SWAN HILL

Set on a spacious block of 1296m² in a prime location close to sporting facilities, schools and the main street is this charming original weatherboard home.

Featuring 3 bedrooms and 1 bath with a separate toilet and vanity, this home is a cosy reminder of yesterday. With solid fuel heating and evaporative cooling taking care of climate control it certainly has potential for modernisation and expansion.

With a fantastic 3 bay workshop/shed with concrete floor, power and storage racks it is ready made for trades people or potentially a home business.

Developers also take note on location and size of 1 Cockerell Court as these opportunities seldom present themselves.

Contact Mick or Cal for more information

\$375,000

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CENTRAL AND SECLUDED

POSITIONED in a prime location within easy walking distance to local conveniences, this quality-built brick veneer home at 11 Connell Street, Swan Hill offers comfort, practicality and ample shedding for the growing family, retiree or tradie alike.

The home's three well-sized bedrooms and two bathrooms are complemented by a warm and inviting living space complete with both ducted reverse cycle heating and cooling, plus a cosy wood heater for year-round comfort.

At the heart of the home is a quality timber kitchen offering timeless appeal, ample storage and functional workspace for everyday

living.

The double garage and a standout three-bay shed are complete with concrete flooring and power, providing the space for additional car storage, tradies or workshop needs.

The gardens are easy to manage, allowing for more time enjoying the property and less time maintaining it. ●



HOME ESSENTIALS

Address: 11 Connell Street, Swan Hill **Price:** \$785,000
Description: 3 bedrooms, 2 bathrooms, 2 garage
Contact: Cameron Smits, 0436 001 821, RAY WHITE



QUIET COURT LOCATION

THE well-presented three-bedroom home at 6 Hawdon Court, Swan Hill is neat and offers comfort, functionality, and inviting living spaces throughout.

Suited to families and first-home buyers, the property features a spacious layout complemented by a large undercover area that extends the living space that creates an entertaining zone, or all-weather retreat.

The home's warm and welcoming atmosphere is enhanced by a wood heater for cozy winter evenings, while ducted

evaporative air conditioning ensures comfort during the warmer months.

With its versatile design and well-maintained presentation, this home delivers easy living with plenty of room to relax and entertain. ●



HOME ESSENTIALS

Address: 6 Hawdon Court, Swan Hill **Price:** \$445,000
Description: 3 bedrooms, 1 bathrooms, 2 garage **Inspect:** 12-12.30pm Saturday, 4 July
Contact: Cameron Smits, 0436 001 821, RAY WHITE

PEACEFUL LIFESTYLE LOCATION

SET on a generous approximately 1,036m² corner allotment within an exclusive estate, 17 Tangula Place, Murray Downs presents an opportunity to secure a substantial lifestyle parcel in a peaceful riverside setting.

Offering street presence and added flexibility in its corner position, the vacant block provides a canvas for those looking to create a private residence, holiday escape, or long-term lifestyle investment in a serene pocket of Murray Downs.

Surrounded by natural beauty, the location delivers tranquillity and convenience.

Enjoy the relaxed Murray Downs lifestyle with the Murray River nearby and the Murray Downs Golf and Country Club just a short golf cart ride away, perfect for weekend rounds, social connection, or simply embracing the slower pace.

Despite the peaceful setting, the property is only minutes from Swan Hill, with easy access to shopping, cafes, restaurants, schools, healthcare, sporting facilities, and everyday essentials.

Zoned RE2 - Private Recreation, this unique parcel is well suited to those seeking space and privacy in a natural lifestyle environment. ●



HOME ESSENTIALS

Address: 17 Tangula Place, Murray Downs **Description:** 1039m² land **Price:** \$248,000
Contact: Cameron Smits, 0436 001 821, RAY WHITE



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.

OPEN FOR INSPECTION

Saturday, 4th July from 10 - 10:30am



Charlotte Broad
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DIRECTOR & LICENSED ESTATE AGENT
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Lilliana Goudie
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SALES ASSOCIATE
lilliana@broad-realty.com.au

Scan to find
out more
information!



27 Dunstone Street, SWAN HILL



FOR SALE **\$600,000**

3 BED | 2 BATH | 1 CAR

Beautifully reimaged 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, 4th July from 11 - 11:30am



Scan to find
out more
information!



3/2 Dellar Street, SWAN HILL



FOR SALE **\$380,000**

2 BED | 1 BATH | 1 CAR

This well-maintained two-bedroom residence provides a sense of privacy, with a functional floorplan designed for everyday ease. The main living area is generous in size and enjoys split system heating and cooling, creating a comfortable space to relax year-round. Flowing through to the dining and kitchen area, the home offers a practical layout.

OPEN FOR INSPECTION

Saturday, 4th July from 11:30 - 12pm



Scan to find
out more
information!



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



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out more
information!





51 Rutherford St **SWAN HILL**

3 1 -

RENOVATE OR REBUILD - OPPORTUNITY ON 650M²

Positioned on an established allotment of approximately 650m², 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



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

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
9.00am - 9.30am

Michael Klomp
0419 203 908

INSPECT
SATURDAY



3 Randell St **SWAN HILL**

3 2 2

RENOVATOR'S OPPORTUNITY IN CONVENIENT LOCATION

Packed with potential and ready for a fresh start, this three-bedroom home presents an excellent opportunity for renovators, investors or buyers looking to add value through improvements.

- Split system, ceiling fan and robe to main bedroom
- Spacious lounge room with split system heating and cooling
- Original timber kitchen with electric cooking
- Renovation opportunity in established residential location
- Excellent potential to add value
- 2 car garage style shed and garden shed

For Sale: \$290,000 - \$320,000
Open for inspection
9:45-10:15am

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



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.

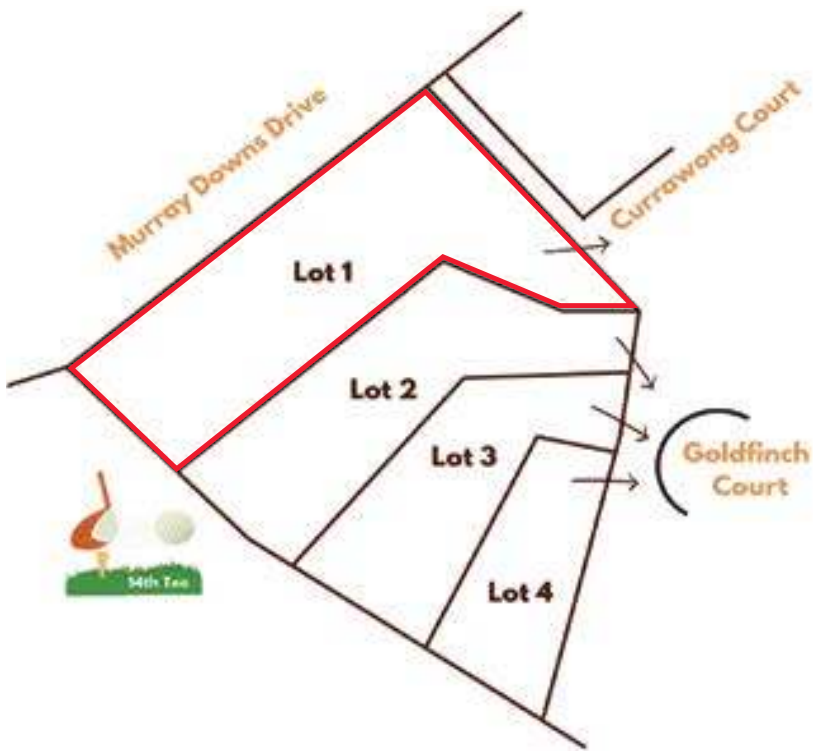
FOR SALE
\$410,000

VIEW
By Appointment

Enquire today

AGENT
John Monahan
0427 292 965

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

VIEW
By Appointment

Enquire today

AGENT
John Monahan
0427 292 965

LJ Hooker
Swan Hill 5033 1331