

The Guardian

PROPERTY GUIDE



VINTAGE RED



Turn to page 2

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The Guardian

PROPERTY GUIDE





VINTAGE RED

COMFORTABLE elegance sets the red brick English Tudor-style home at 427 Campbell Street, Swan Hill apart with a character all of its own.

Set on a corner block at the gateway to Swan Hill's tourist precinct, the property is a short scenic walk to Spoons Riverside, the Art Gallery, Pioneer Settlement, the Little Murray River and the CBD.

The property enjoys dual purpose flexibility – continue with its current use as a delightful residence or perhaps to operate a business from with its Commercial 1 Zoning.

The double brick construction and side street access gives the home peace, quiet and privacy as well as convenient access to off-street parking.

The home has recently had a complete renovation, maintaining the charming heritage details throughout that give the home its character and ensuring modern comfort into the future.

From the heavy front door inlaid with a brass knocker, the home opens into a wide formal entryway, with 10-foot ceilings and hardwood floors.

The living room overlooks the front yard through the original large sash windows, and features an exposed brick open fireplace with a complementary section of the herringbone brick wall.

Another open fireplace in the formal dining room allows for winter comfort, while the ceiling fans and split system that blows through the doorway to the living room can provide relief in the warmer months.

The renovated kitchen has retained its heritage feel in modern finishes, with timber benchtops and unadorned cabinetry, and electric appliances.

An electric oven, ceramic stove, rangehood and wine racks integrate the original stove recess into the functional space.

The attached casual meals space enjoys



plenty of sunlight and features more exposed brick, and could serve as a sunroom or study. The two bedrooms have fresh carpet, ceiling fans and split system air conditioning units. The primary suite includes an ensuite with a shower, floating vanity and toilet, and a walk-in wardrobe. The second bedroom has a built-in wardrobe that frames the window, forming a window seat

to enjoy the sunshine and garden views. The main bathroom includes a large bath and a glass shower, lit through a skylight. A renovated laundry with a hardwood bench and VJ panelling provides enough space for a washer and dryer. The backyard is designed to be enjoyed as another living space, featuring a large covered alfresco dining area with Merbau decking,

secured within a gated timber balustrade. The surrounding established lawn and garden features an automatic watering system, is secured within new fencing, and is accessible via the remote controlled electric sliding gate. Filled with delightful vintage details and renovated for comfort and style all within a convenient location, this home is a unique move-in ready listing. ●

HOME ESSENTIALS

Address: 427 Campbell Street, Swan Hill **Description:** 2 bedrooms, 2 bathrooms, 2 garage **Price:** \$595,000 **Inspect:** By appointment
Contact: Darren Scarce, 0419354061, NUTRIEN HARCOURTS BR&C



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

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



4 3 3 1360m²

Victorian Masterpiece
36 Splatt Street, Swan Hill, Vic

- An iconic Victorian home, beautifully restored, renovated and presented, superbly located in central Swan Hill.
- Take a trip down memory lane and experience the grandeur of “olde world” charm and elegance blended with modern function and convenience.
- Classic, authentic period features are all on show - 12’ high ceilings, timber fretwork, polished timber floors, open fireplace, verandas and French doors.
- Four bedrooms, three bathrooms, three living areas, a gentleman’s retreat, chef’s kitchen with stone bench tops, dining area and a sauna.
- Fully ducted split system RCAC and the winter warmth of wood heating, 23 solar panels, 3 phase power.
- The residence is set deep on a huge 1360m2 allotment, with a paved circular driveway and three period style carports.
- Sensational garden surrounds and several outdoor entertaining options to relax and soak up the glorious views.
- A private, prestige property in a highly coveted central location.

Price: \$1,260,000
Inspection by appointment

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



425 Hectares/1050Acres

For Sale
By Expression of interest
“Kings”
Murrabit/Gonn NSW
Grazing Property | 425 Hectares/1050Acres approx.

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

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



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



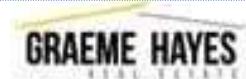
The floor heating and evaporative cooling



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

Contact: Michael Klomp, 0419 203 908, GRAEME HAYES



Tower Hill

SWAN HILL

You'll love life at Tower Hill

Stage 15 release - Now with titles!

For more information visit website or scan QR code

STAGE 15

Stage 15		
433	430	\$184,000
434	464	\$185,000
435	480	\$186,500
436	749	\$194,000
437	749	\$194,000
438	807	SOLD
439	756	\$196,000
440	710	\$191,000
441	736	\$194,000
442	871	\$199,000
443	872	SOLD
444	714	\$192,000
445	585	\$183,500
446	682	\$185,000
447	682	\$185,000
448	706	\$196,000
449	673	\$194,000
450	673	\$196,000
451	706	\$199,000
452	682	\$185,000
453	682	\$185,000
454	770	\$199,000
455	715	\$197,000
456	797	SOLD
457	833	SOLD

STAGE 15

STAGE 14

The site plan map displays the layout of the development with various streets and property lots. The status of each lot is indicated by a red banner: 'SOLD' or 'UNDER OFFER'.

Streets shown: Sandalwood Avenue, Tallack Drive, Teatree Drive, Myrtle Drive, Boree Drive, Stringybark Drive, Cassia Way.

Public open space: Located on the left side of the map.

Property Lots and Status:

- Stage 15 (Top Left):** 458 (UNDER OFFER), 459 (SOLD), 460 (SOLD), 461 (SOLD).
- Stage 15 (Middle Left):** 449 (773m²), 448 (708m²), 447 (682m²), 446 (682m²), 445 (682m²), 444 (682m²).
- Stage 15 (Middle Right):** 433 (SOLD), 434 (SOLD), 435 (SOLD), 436 (SOLD), 437 (SOLD), 438 (SOLD), 439 (SOLD), 440 (SOLD), 441 (SOLD), 442 (SOLD), 443 (SOLD), 444 (SOLD), 445 (SOLD), 446 (SOLD), 447 (SOLD), 448 (SOLD), 449 (SOLD), 450 (SOLD), 451 (SOLD), 452 (SOLD), 453 (SOLD), 454 (SOLD), 455 (SOLD), 456 (SOLD), 457 (SOLD).
- Stage 14 (Bottom Left):** 432 (SOLD), 431 (SOLD), 430 (SOLD), 429 (SOLD), 428 (SOLD), 427 (SOLD), 426 (SOLD), 425 (SOLD), 424 (SOLD), 423 (SOLD), 422 (SOLD), 421 (SOLD), 420 (SOLD), 419 (SOLD), 418 (SOLD), 417 (SOLD), 416 (SOLD), 415 (SOLD), 414 (SOLD), 413 (SOLD), 412 (SOLD), 411 (SOLD), 410 (SOLD), 409 (SOLD), 408 (SOLD), 407 (SOLD), 406 (SOLD), 405 (SOLD), 404 (SOLD), 403 (SOLD), 402 (SOLD), 401 (SOLD), 400 (SOLD), 399 (SOLD), 398 (SOLD), 397 (SOLD), 396 (SOLD), 395 (SOLD), 394 (SOLD), 393 (SOLD), 392 (SOLD), 391 (SOLD), 390 (SOLD), 389 (SOLD), 388 (SOLD), 387 (SOLD), 386 (SOLD), 385 (SOLD), 384 (SOLD), 383 (SOLD), 382 (SOLD), 381 (SOLD), 380 (SOLD), 379 (SOLD), 378 (SOLD), 377 (SOLD), 376 (SOLD), 375 (SOLD), 374 (SOLD), 373 (SOLD), 372 (SOLD), 371 (SOLD), 370 (SOLD), 369 (SOLD), 368 (SOLD), 367 (SOLD), 366 (SOLD), 365 (SOLD), 364 (SOLD), 363 (SOLD), 362 (SOLD), 361 (SOLD), 360 (SOLD), 359 (SOLD), 358 (SOLD), 357 (SOLD), 356 (SOLD), 355 (SOLD), 354 (SOLD), 353 (SOLD), 352 (SOLD), 351 (SOLD), 350 (SOLD), 349 (SOLD), 348 (SOLD), 347 (SOLD), 346 (SOLD), 345 (SOLD), 344 (SOLD), 343 (SOLD), 342 (SOLD), 341 (SOLD), 340 (SOLD), 339 (SOLD), 338 (SOLD), 337 (SOLD), 336 (SOLD), 335 (SOLD), 334 (SOLD), 333 (SOLD), 332 (SOLD), 331 (SOLD), 330 (SOLD), 329 (SOLD), 328 (SOLD), 327 (SOLD), 326 (SOLD), 325 (SOLD), 324 (SOLD), 323 (SOLD), 322 (SOLD), 321 (SOLD), 320 (SOLD), 319 (SOLD), 318 (SOLD), 317 (SOLD), 316 (SOLD), 315 (SOLD), 314 (SOLD), 313 (SOLD), 312 (SOLD), 311 (SOLD), 310 (SOLD), 309 (SOLD), 308 (SOLD), 307 (SOLD), 306 (SOLD), 305 (SOLD), 304 (SOLD), 303 (SOLD), 302 (SOLD), 301 (SOLD), 300 (SOLD), 299 (SOLD), 298 (SOLD), 297 (SOLD), 296 (SOLD), 295 (SOLD), 294 (SOLD), 293 (SOLD), 292 (SOLD), 291 (SOLD), 290 (SOLD), 289 (SOLD), 288 (SOLD), 287 (SOLD), 286 (SOLD), 285 (SOLD), 284 (SOLD), 283 (SOLD), 282 (SOLD), 281 (SOLD), 280 (SOLD), 279 (SOLD), 278 (SOLD), 277 (SOLD), 276 (SOLD), 275 (SOLD), 274 (SOLD), 273 (SOLD), 272 (SOLD), 271 (SOLD), 270 (SOLD), 269 (SOLD), 268 (SOLD), 267 (SOLD), 266 (SOLD), 265 (SOLD), 264 (SOLD), 263 (SOLD), 262 (SOLD), 261 (SOLD), 260 (SOLD), 259 (SOLD), 258 (SOLD), 257 (SOLD), 256 (SOLD), 255 (SOLD), 254 (SOLD), 253 (SOLD), 252 (SOLD), 251 (SOLD), 250 (SOLD), 249 (SOLD), 248 (SOLD), 247 (SOLD), 246 (SOLD), 245 (SOLD), 244 (SOLD), 243 (SOLD), 242 (SOLD), 241 (SOLD), 240 (SOLD), 239 (SOLD), 238 (SOLD), 237 (SOLD), 236 (SOLD), 235 (SOLD), 234 (SOLD), 233 (SOLD), 232 (SOLD), 231 (SOLD), 230 (SOLD), 229 (SOLD), 228 (SOLD), 227 (SOLD), 226 (SOLD), 225 (SOLD), 224 (SOLD), 223 (SOLD), 222 (SOLD), 221 (SOLD), 220 (SOLD), 219 (SOLD), 218 (SOLD), 217 (SOLD), 216 (SOLD), 215 (SOLD), 214 (SOLD), 213 (SOLD), 212 (SOLD), 211 (SOLD), 210 (SOLD), 209 (SOLD), 208 (SOLD), 207 (SOLD), 206 (SOLD), 205 (SOLD), 204 (SOLD), 203 (SOLD), 202 (SOLD), 201 (SOLD), 200 (SOLD), 199 (SOLD), 198 (SOLD), 197 (SOLD), 196 (SOLD), 195 (SOLD), 194 (SOLD), 193 (SOLD), 192 (SOLD), 191 (SOLD), 190 (SOLD), 189 (SOLD), 188 (SOLD), 187 (SOLD), 186 (SOLD), 185 (SOLD), 184 (SOLD), 183 (SOLD), 182 (SOLD), 181 (SOLD), 180 (SOLD), 179 (SOLD), 178 (SOLD), 177 (SOLD), 176 (SOLD), 175 (SOLD), 174 (SOLD), 173 (SOLD), 172 (SOLD), 171 (SOLD), 170 (SOLD), 169 (SOLD), 168 (SOLD), 167 (SOLD), 166 (SOLD), 165 (SOLD), 164 (SOLD), 163 (SOLD), 162 (SOLD), 161 (SOLD), 160 (SOLD), 159 (SOLD), 158 (SOLD), 157 (SOLD), 156 (SOLD), 155



FAMILY-SIZED LIVING

Accommodation on the lower level

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



HOME ESSENTIALS

Contact: Michael Klomp, 0419 203 908, GRAEME HAYES

2/11 Wonnon Court, SWAN HILL



FOR SALE **\$440,000**

2 BED | 1 BATH | 1 CAR

Positioned at the end of a quiet court and just a short stroll from the heart of Swan Hill, this well-maintained two-bedroom residence presents an outstanding opportunity for downsizers, first home buyers or investors seeking comfort, convenience and low-maintenance living. Designed with an easy-care lifestyle in mind, the home offers a spacious open plan living and dining area.

OPEN FOR INSPECTION
Saturday, 11th July 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

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.

INSPECTION BY APPOINTMENT



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. 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, 11th July from 11 - 11:30am



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



Scan to find out
more information!

broad-realty.com.au



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



65 Nyah West Rd, **NYAH WEST**

4 1 1

LIFESTYLE, SPACE & RURAL OPPORTUNITY ON 30 ACRES

This versatile rural lifestyle property offers the perfect balance of comfortable family living and productive acreage. Combining the character of an original home with thoughtful extensions and modern renovations, this is an outstanding opportunity for families, hobby farmers or those seeking room to spread out.

- Approximately 12.5 hectares (30 acres)
- Four-bedroom family residence
- Renovated kitchen & bathroom
- Split-system heating and cooling to both living areas
- Powered shed approximately 9m x 23m
- Town water plus 1 ML stock and domestic

For sale: \$480,000
Inspect By Appointment

Michael Klomp
0419 203 908



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: \$295,000 - \$320,000
Inspect By Appointment

Michael Klomp
0419 203 908



3 Storer Crt **SWAN HILL**

3 1 1

AFFORDABLE INVESTMENT OPPORTUNITY IN A COURT LOCATION

Positioned in an established court location, this affordable three-bedroom home presents an outstanding opportunity for investors looking to expand their rental portfolio.

- Three-bedroom home
- Currently tenanted at \$300 per week
- Split system heating and cooling
- Evaporative cooling
- Spacious, fully fenced rear yard
- Large powered shed with concrete floor

For Sale: \$290,000 - \$310,000
Inspect By Appointment

Michael Klomp
0419 203 908



K.B. PROPERTY CO.



MICK KELLY
0407 725 443

www.kbprop.com.au

CAL BEASY
0407 021 987



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 44.6 Acres 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



Mick Kelly 0407 725 443 | **Cal Beasy** 0407 021 987 | info@kbprop.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



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



CREATE THE EXTRAORDINARY

SAT in a prime position, the rare plot at Lot 3 Station Street, Lake Boga offers the opportunity to build a vision from scratch. The generous allotment offers plenty of space to complement many design possibilities, whether through landscaping, outdoor entertaining or construction (STCA), making this a versatile and forward-thinking opportunity.

Just a short stroll from the lake, pub and post office, this is a parcel of land with great potential. ●



HOME ESSENTIALS

Address: Lot 3 Station Street, Lake Boga **Price:** \$130,000
Description: 898m² land **Inspect:** By appointment
Contact: Damian Jones, 0401 648 175, RAY WHITE

QUIET LOCATION

TUCKED away in a quiet street moments from the Murray River, scenic walking trails and the town's main shopping precinct, this neat and tidy two-bedroom brick unit at 1/1 Cohn Street presents an opportunity for those seeking a low-maintenance home or investors.

The home offers a comfortable living area with wall-mounted reverse cycle heating and cooling for year-round comfort. The neat and functional kitchen has an electric freestanding oven and cooktop, rangehood, and pantry cupboard. Both bedrooms are well sized, and the practical layout makes for easy, low-maintenance living.

The property includes a small garden shed, with simple low-maintenance surrounds.

Currently rented on a periodic lease, the property offers immediate rental income with flexibility for investors or future owner-occupiers. ●



HOME ESSENTIALS

Address: 1/1 Cohn Street, Swan Hill **Description:** 2 bedrooms, 1 bathrooms, 1 garage **Price:** \$398,000 **Inspect:** By appointment
Contact: Cameron Smits, 0436 001 821, RAY WHITE



TITLED AND READY

THE vacant allotment at 18 Roma Drive, Swan Hill is well positioned within the Heirloom Estate and ready to to build. Offering ample space for a modern family residence, this level block presents the opportunity for homeowners and investors alike.

With a welcoming community atmosphere and continued growth in the area, this is a chance to secure land in a desirable location. ●

The property enjoys the convenience of being just minutes from local shopping centres, schools, the race course, churches, parks, and other essential amenities.



HOME ESSENTIALS

Address: 18 Roma Drive, Swan Hill **Price:** \$164,750
Description: 580m² land **Inspect:** By appointment
Contact: Travis Hall, 0448 140 662, Cameron Smits, 0436 001 821 RAY WHITE





RayWhite

SALE

3 1 592

2 Station, Nyah West

Discover the potential waiting at 2 Station Street, a charming property offering the perfect blend of comfort, opportunity and lifestyle. Set on a spacious 591m² corner allotment, this three bedroom home provides a fantastic foundation to move straight in while adding your own personal touches over time. With a functional layout, secure backyard and inviting verandah, there is plenty of room to relax, grow and create something truly special. Ideally positioned close to local amenities, this property is perfectly suited for first home buyers, investors or renovators looking to make their mark.

Sale

\$265,000

View

Sat-11-July-2026
9:30am to 10:00am

Damian Jones

0401 648 175
damian.jones@raywhite.com

We bring the whole team

raywhiteswanhill.com



RayWhite

JUST LISTED

3 1 2 2480

9-11 Connor Street, Ultima

Set on an impressive dual block allotment in the peaceful township of Ultima, 9-11 Connor Street offers a rare blend of comfort, space and future potential. This beautifully presented three bedroom home provides a relaxed country lifestyle with the added benefit of being just 25 minutes from Swan Hill. Featuring generous outdoor areas, a versatile floorplan and an exceptional carport, this property is perfect for families, investors or those seeking room to grow. With endless possibilities and a welcoming community atmosphere, this is a unique opportunity not to be missed.

Sale

\$315,000

View

Sat-11-July-2026
10:45am to 11:15am

Damian Jones

0401 648 175
damian.jones@raywhite.com

We bring the whole team

raywhiteswanhill.com



RayWhite

JUST LISTED

3 Village Way, Swan Hill

Designed for growing families, this spacious home offers four generous bedrooms plus a dedicated study, three separate living areas and an enclosed outdoor entertaining space perfect for year round enjoyment. The easy care, low maintenance yard lets you spend more time relaxing and less time on upkeep. Ideally located close to Tower Hill Park and scenic walking tracks, this versatile home combines space, comfort and convenience, making it the perfect choice for families seeking a relaxed lifestyle in a sought-after location.

4 2 2 590

Sale
\$698,000

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

View
Sun-12-July-2026
11:00am to 11:30am

We bring the whole team

raywhiteswanhill.com



RayWhite

SALE

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

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

View
BY APPOINTMENT

We bring the whole team

raywhiteswanhill.com



RayWhite

SALE 4 1 1178

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 buyer or investors, this is a fantastic opportunity to secure a spacious home and embrace country life at its best.

Sale
\$260,000
View
BY APPOINTMENT

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We bring the whole team raywhiteswanhill.com



RayWhite

SALE 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

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