

The Guardian

PROPERTY GUIDE

OUTDOOR FAMILY LIVING

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PROPERTY GUIDE





OUTDOOR FAMILY LIVING

THE comfortable four-bedroom family home at 6 Wilkins Grove, Swan Hill, was designed with everyday living in mind, making the most of its peaceful court neighbourhood.

With spacious, low-maintenance outdoor living and just a short walk from a quiet neighbourhood park, this home is made for creating memories with family and friends.

The well-maintained home has been thoughtfully updated to include the conversion of the garage into another cosy bedroom at the rear of the home, making the most of the space for the whole family.

Through the light-filled lounge, the floorplan continues to the open-plan kitchen, dining and family room.

The functional kitchen is well-appointed with a Smeg dishwasher, ample cupboard storage and generous bench space.

The spacious primary bedroom is privately positioned at the rear of the home and is complete with a walk-in robe and stylishly renovated ensuite featuring a walk-in shower and floor-to-ceiling tiling.

Three additional bedrooms all include built-in robes, with two also offering ceiling fans.

They are serviced by a central bathroom complete with a bath, shower and separate toilet.

A feature of the home is the large alfresco adjoining the family room, which provides an idyllic setting for year-round living, entertaining, family gatherings or simply unwinding while overlooking the spacious backyard.

Established gardens, including a mature orange tree, no-dig garden beds, lush lawn



and excellent privacy, complete the outdoor space, with plenty of room for children and pets to enjoy.

Additional features include split-system

heating and cooling, a generous laundry with external access, a double carport with backyard access, and a garden shed.

Combining space, comfort and outdoor

living in a sought-after location, this is an opportunity for families, downsizers or buyers seeking a move-in-ready property close to parks and everyday conveniences.

HOME ESSENTIALS

Address: 6 Wilkins Court, Swan Hill **Description:** 4 bedrooms, 2 bathrooms, 2 garage **Price:** \$655,000 **Inspect:** Open 11-11.30am Saturday, 18 July
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



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 that flows seamlessly through to the functional kitchen, complete with ample bench space, generous storage and a practical breakfast bar. Split-system heating and cooling ensures year-round comfort, while the neutral colour palette provides the perfect canvas to make the home your own.

Both bedrooms are generously proportioned and feature built-in robes, while the central bathroom includes a bathtub, separate shower and vanity, with the convenience of a separate toilet positioned nearby. A well-appointed laundry offers additional storage and direct access outdoors.

OPEN FOR INSPECTION

Saturday, 18th July from 10 - 10:30am



Scan to find out more information!



broad-realty.com.au



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



Charlotte Broad | 0411 207 321
DIRECTOR & LICENSED ESTATE AGENT
charlotte@broad-realty.com.au

6 Wilkins Grove, SWAN HILL

FOR SALE



\$655,000

4 BED | 2 BATH | 2 CAR

Positioned within a peaceful court and just a short stroll from a nearby park, this beautifully presented four-bedroom residence delivers spacious family living, thoughtful updates and exceptional outdoor entertaining, all on a generous 779sqm (approx.) allotment.

Designed with everyday functionality in mind, the versatile floorplan offers multiple living zones, including a light-filled lounge at the front of the home and an open plan kitchen, dining and family area that seamlessly connects to the expansive undercover alfresco. The well-appointed kitchen features a dishwasher and ample bench space, making meal preparation and entertaining effortless.

The spacious master bedroom is privately positioned and complete with a walk-in robe and stylishly renovated ensuite, creating a comfortable retreat. Three additional bedrooms all include built-in robes and are serviced by a central bathroom with a bath, shower and separate toilet.

OPEN FOR INSPECTION

Saturday, 18th July from 11 - 11:30am



Scan to find out more information!



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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

NEAT, COMPLETE, CLOSE TO THE RIVER

JUST a stone's throw from the iconic Murray River, a boat ramp and scenic walking tracks, this well-presented residence at 10 Milloo Crescent, Swan Hill delivers comfort, practicality and lifestyle in equal measure.

The home offers a practical and inviting floor plan suited to a broad range of buyers.

The generously-sized kitchen is equipped with a large walk-in pantry, gas cooktop, electric oven and dishwasher, ensuring excellent storage and functionality for everyday living.

The spacious living area features floorboards and a split system for year-round comfort, and connects to the outdoor entertaining area, creating indoor-outdoor flow for relaxed living and entertaining.

The two bedrooms are both fitted with ceiling fans and ducted evaporative cooling.

The main bedroom includes a walk-in robe, while the second bedroom is complete with a freestanding robe.

The bathroom area is thoughtfully designed with a separate shower, vanity and separate toilet.

A second toilet off the laundry adds further convenience.

Thick-glazed windows and solar hot water add energy efficiency to help keep electricity costs down.

The backyard includes low-maintenance lawns with pop-up sprinklers, a shed with two roller doors, power and concrete floor, with provision for plumbing in the shed,



offering potential to convert into a studio-style space (STCA), an additional garden

shed, and off-street parking for multiple vehicles including a boat or caravan.

The home is finished with external Colourbond cladding.

HOME ESSENTIALS

Address: 10 Milloo Crescent, Swan Hill **Description:** 2 bedrooms, 1 bathrooms, 2 garage **Price:** \$485,000 **Inspect:** 11.30am - 12pm Saturday, 18 July
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES



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:** 10.45am - 11.15am Saturday, 18 July
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES





RayWhite

SALE 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-18-July-2026
9:00am to 9:30am

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

We bring the whole team

raywhiteswanhill.com



RayWhite

SALE 4 2 2 625

4 Tea Tree Drive, Swan Hill
Perfectly positioned on a spacious 625m² allotment in the ever popular Tower Hill Estate, this beautifully presented family home offers modern living with quality and functionality throughout. Designed with families in mind, the home features four generous bedrooms, two well appointed bathrooms and multiple living areas. The spacious kitchen is the heart of the home, complete with quality appliances, a walk in pantry and excellent storage. With ducted heating and cooling, an undercover entertaining area, low maintenance yard and near new Colorbond shed, this property is ready to enjoy.

Sale
\$729,000
View
Sat-18-July-2026
10:30am to 11:00am

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

We bring the whole team

raywhiteswanhill.com



NEW
PRICE

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

\$748,000



NEW
PRICE

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

\$349,000



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



SALE

2 Bed | 1 Bath | 1 Car

99 High St
SWAN HILL

Charming two-bedroom cottage with instant appeal from the quaint front porch, and beautiful decorative windows to the fantastic position that's close to everything. Both bedrooms are complete with built in robes, recently replaced carpet, R/C Wall Units and ceiling fans for comfort while the kitchen is fitted with electric cooking facilities, good cupboard and bench space with timber floorboards that also feature throughout the home. The lounge area is complete with reverse cycle split system and gas heating; the laundry also features a second toilet for convenience and there is a sleep out next to the lounge that could also double as a study/office. Outdoors has a lot to offer including a large fully enclosed back yard, your own private undercover veranda and a shed for storage and garden tools. Take advantage of this prime position that has the ability for a second driveway off Gray St., renovate this and capitalise on the value you get when you buy in the right spot.

Contact Mick or Cal for more information

\$448,000



The Ashton



PRICE ON APPLICATION



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



FOR SALE BY EXPRESSION OF INTEREST

**CORNER KERANG-LALBERT ROAD & HANLEY ROAD
CANNIE
267 HA (APPROX. 660 ACRES)**

- Frontage to main bitumen road
- Choice mallee plains country
- Located on the fringe of the renowned Cannie Ridge
- Approx. 20 minutes to the major regional centre of Kerang
- Scattered box shade trees
- Connected GWM water with tank and trough system
- Excellent cover of feed
- Well held for in excess of 70 years by current owners
- Fencing in good to fair condition

A unique opportunity to secure sound, productive country that rarely becomes available in this tightly held region.

TERMS

- A.** 10% deposit, balance in 60 days **B.** Highest price expressed is not necessarily accepted

Expression of Interest forms and documentation are available from the selling agents.

CLOSING WITH THE SELLING AGENTS ON: FRIDAY 14TH AUGUST AT 11AM

Graeme Hayes
M: 0411 338 649

69 WELLINGTON STREET, KERANG

Kerang Office
P: (03) 5450 3792
12885425-MA29-26



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 **Price:** \$595,000
Description: 4 bedrooms, 2 bathrooms, 2 garage **Inspect:** By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES



ONSITE SUNDRY CLEARING SALE

Acc: S & A Walsh
151 Horsfall Road, Lake Charm
(Take Benjeroop Road)
Sunday 26th July 2026 from 11am

SCAN ME TO VISIT
OUR AUCTION
WEBSITE



Stacer 12' boat and Trailer, 15hp Yamaha, Electric Motor, binimi, sounder, life jackets, registered March 2027, Toro ride on lawn tractor XLS 420t and trailer, Spika gun safe, Firman generator 3000w with circuit breaker, Gerni presser washer, Triton Work Bench Including saw table, router table and biscuit head with circular saw, Router and attachments, Electric mulcher, Stihl petrol blower, bailey extension ladder, 12ft stepladder, 25l Silvan battery sprayer, Fertilizer spreader, Alumin car ramps, 1.5hp compressor, Ryobi hedge trimmer, 3 steel racks, Wagner spray gun, Drop saw on stand, router, lots power tools, nail gun, impact drill, staple gun, orbital sander, router bits, belt sander, concrete tools, plastic jerry cans, garden buggy, Fishing rods + reels, Kelvinator fridge/freeze, Pet compound panels, Gas BBQ, Bosh washing machine, microwave, solar panel, Entertainment cabinet, Pedestal fan, 2x TVs one with DVD, Music stand, Guitar stand, brief cases, new gazebo, Bike carrier frame, Malvern star bike, Esky, cupboards, steel rocking chair, hose fittings, camp chairs, plastic tent pegs, star post, lots garden tools, timber garden table, quantity framing timber, plus lots & lots of sundries too numerous to mention.

ID REQUIRED . TERMS: CASH / EFTPOS AVAILABLE, 5% BUYERS PREMIUM
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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



11 Byrnes St **SWAN HILL**

3 2 2

MODERNISED BRICK HOME WITH STRONG APPEAL

Offering a fantastic combination of modern comfort, low-maintenance living and reliable rental appeal, an outstanding opportunity for investors, first home buyers or those seeking a quality Dunstone built home in a well-established residential location.

- Three bedrooms with built-in robes
- Two bathrooms including ensuite to master bedroom
- Modernised kitchen and bathrooms
- Double undercover carport and garden shed
- Low-maintenance, fully fenced grounds

For Sale: \$550,000
Open For Inspection
Friday 5:00-5:30pm

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



70 Rutherford St **SWAN HILL**

3 2 2

COMFORT, SPACE & CONVENIENCE IN A GREAT LOCATION

A home offering the perfect combination of comfort, space and convenience. Whether you're looking to expand your investment portfolio or secure a quality home for the future, this property is sure to impress.

- Three spacious bedrooms with built-in robes
- Renovated open-plan kitchen and living area
- Central bathroom with separate shower and bath
- Cosy fireplace
- Large backyard with shed and plenty of space
- Currently leased at \$375 per week

For Sale: \$410,000
Open For Inspection
Saturday 9:30-10:00am

Michael Klomp
0419 203 908



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 **Price:** \$248,000
Description: 1039m²
Contact: Cameron Smits, 0436 001 821, RAY WHITE



SPACIOUS CORNER BLOCK

SET in the peaceful township of Ultima, this substantial 2023sqm (approx.) dual allotment presents an opportunity to secure a parcel of land that provides flexibility and future potential.

Occupying a wide corner position, the property offers the perfect blank canvas to build a spacious family home, establish a rural retreat or explore development opportunities (STCA).

The land has been cleared while retaining established native trees, creating a natural sense of privacy and charm.

Wide street frontages and flexible access points further enhance the appeal, allowing ample room for shedding, outdoor entertaining areas or a contemporary country residence designed to embrace the open surroundings.

Located within close proximity to local amenities including the primary school, community facilities and recreational spaces, the property combines relaxed country living with the convenience of being within easy reach of Swan Hill.



HOME ESSENTIALS

Address: 10-12 Cameron Street, Ultima **Price:** \$45,000
Description: 2023sqm land **Inspect:** By appointment
Contact: Lilliana Goudie, 0439 229 869, BROAD REALTY

SENSATIONAL, CONVENIENT POSITION

THIS charming residence on an 872sqm (approx.) allotment at 436 Campbell Street, Swan Hill combines timeless character with exciting potential, offering a warm and inviting home with scope to further enhance or personalise over time.

High ceilings, decorative cornices and beautiful timber flooring create an immediate sense of charm throughout the light filled interiors.

The functional layout features multiple living zones, including a welcoming main living area centred around a fireplace, while the adjoining dining space connects to the well-appointed kitchen offering ample storage and bench space.

Accommodation is well proportioned, with the main bedroom featuring an adjoining dressing room or office, alongside a versatile third bedroom that could also serve as an additional living area or retreat.

The covered alfresco overlooks the spacious backyard complete with an above ground pool, multiple shedding options and drive through side access.

A 7kW solar system and Apricus solar hot water system further enhance the home's practicality and efficiency.



HOME ESSENTIALS

Address: 436 Campbell Street, Swan Hill **Price:** \$560,000 **Inspect:** By appointment **Description:** 3 bedrooms, 1 bathrooms, 4 garage
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY

BRAND NEW AND STYLISH

OFFERING modern comfort, quality finishes and low maintenance living, this brand new townhouse at 16 Heirloom Way, Swan Hill is nearing completion with the final finishing touches now underway.

Designed with lifestyle in mind, the home features three spacious bedrooms, two well-appointed bathrooms with a separate powder room, two living areas and a practical floorplan that maximises both space and natural light.

The contemporary kitchen features all electric appliances, stone benchtops with undermount sink, dishwasher and a fresh neutral colour palette that flows throughout the home, creating a bright, welcoming atmosphere.

The living area opens out to the north facing undercover alfresco, perfect for winter coffee in the sunshine.

The hard work has already been done outside with full landscaping completed, allowing you to simply move in and enjoy.

A double garage provides secure vehicle accommodation and additional storage options.

Conveniently located close to shops, churches and the racecourse, this is an opportunity for owner occupiers, downsizers and investors.



HOME ESSENTIALS

Address: 16 Heirloom Way, Swan Hill **Description:** 3 bedrooms, 2 bathrooms, 2 garage **Price:** \$645,000 **Inspect:** By appointment
Contact: Travis Hall, 0448 140 662, RAY WHITE



MODERN AND TASTEFUL

POSITIONED in the Tower Hill estate, this spacious family home delivers the comfort, practicality and modern living.

With three generous bedrooms, two well-appointed bathrooms and three separate living areas, there is plenty of room for the whole family to spread out and enjoy.

The heart of the home is the spacious kitchen featuring stone benchtops, all-electric appliances including a dishwasher and a walk-in pantry that provides storage and functionality.

Comfort is assured year-round with

ducted reverse cycle heating and cooling throughout.

The undercover outdoor entertaining area is positioned under the main roofline, creating a space to relax or entertain family and friends in every season.

HOME ESSENTIALS

Address: 8 Dundas Lane, Swan Hill **Price:** \$695,000
Description: 3 bedrooms, 2 bathrooms, 2 garage **Inspect:** By appointment
Contact: Travis Hall, 0448 140 662, RAY WHITE



Tower Hill

SWAN HILL

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Stage 15		
433	630	\$184,000
434	604	\$180,000
435	680	\$186,500
436	749	\$194,000
437	749	\$194,000
438	507	SOLD
439	750	\$196,000
440	710	\$191,000
441	736	\$194,000
442	871	\$189,000
443	872	SOLD
444	714	\$192,000
445	585	\$183,500
446	662	\$185,000
447	662	\$185,000
448	706	\$196,000
449	673	\$194,000
450	673	\$196,000
451	706	\$197,000
452	682	\$185,000
453	682	\$196,000
454	770	\$197,000
455	715	\$197,000
456	797	SOLD
457	833	SOLD

STAGE 15

STAGE 14



towerhill.swanhill.vic.gov.au

1286562-MP25-26

Friday, 17 July, 2026 The Guardian

REAL ESTATE | 11

This is a detailed street map of the town of Swan Hill, Victoria, Australia. The map is oriented with North at the top. It shows a grid of streets, including major roads like Sheppards Road, Karine Road, and the Murray River. Key landmarks such as St. Mary's Primary School, Swan Hill College, and various parks are labeled. The map also includes a compass rose and a scale bar.

Streets and Roads:

- Major Roads:** Sheppards Road, Karine Road, Mulbar Street, Stradbroke Avenue, High Street, Gray Street, and the Murray River.
- Other Streets:** Webster Drive, Shepherd Road, Richards Road, McKerrow Road, Clark Street, Byrnes Street, Mulbar Street, Stradbroke Avenue, High Street, Gray Street, and the Murray River.

Landmarks and Points of Interest:

- St. Mary's Primary School:** Located near the top center of the map.
- Swan Hill College:** Located near the center of the map.
- Parks:** Barry Steggall Park, Swan Hill Park, and various smaller parks.
- Reserves:** Equestrian Reserve, and various smaller reserves.

Scale and Orientation:

- Scale:** The map includes a scale bar indicating distances in kilometers.
- Orientation:** A compass rose is located in the top right corner, pointing North.