

The Guardian

PROPERTY GUIDE



FAMILY FOUNDATIONS

Turn to page 2

 LJ Hooker

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The Guardian
PROPERTY GUIDE





FAMILY FOUNDATIONS

ON A quiet street in a family neighbourhood, the redbrick home at 7 Nalder Drive, Swan Hill is comfortable, low-maintenance and well-appointed.

Built at the turn of the millennium in the intentional southern Swan Hill neighbourhood with a park and playground across the street, the home was designed to cater to the family lifestyle.

The home opens to the lounge room with a bay window, and continues into the open plan kitchen and casual dining and meals space.

For everyday convenience, the kitchen has a double-bowl stainless steel sink, four-burner electric cooktop, wall oven and grill, dishwasher, step-in pantry, and broom cupboard.

It is divided from the living space with a breakfast bar.

The communal space has access to both the front and rear gardens through separate sliding doors.

Each of the two secondary bedrooms at the rear of the home have two-door built-in wardrobes.

The family bathroom has a bath, shower and vanity, with the toilet separate.

The primary bedroom has an ensuite with a shower, toilet and vanity, and a walk-in wardrobe with two walls of hanging storage.

The living spaces are carpeted, with ceramic tiles in the wet areas.

With capacity for expansion in an additional bedroom, family room or car space, the property is ready to meet the needs of the next family to call it home.

Heating and cooling are taken care of with zoned in-floor heating and ducted



evaporative air conditioning throughout much of the home, as well as a split system air conditioner in the living space.

A family-sized backyard includes a shade sail to keep direct sunlight off the living

spaces and keep them cooler in summer.

Secure and private, the backyard has plenty of room for both pets and children to run free, and a dividing fence allows pets to be kept separate and safe.

The two-car garage has pedestrian access to both the home and the backyard.

With established lawns and low shrubs, the most work the yard needs is a mow, for more time to relax and enjoy the outdoors.

HOME ESSENTIALS

Address: 17 Nalder Drive, Swan Hill **Description:** 3 bedrooms, 2 bathrooms, 2 garage **Price:** \$620,000 **Inspect:** By appointment

Contact: John Monahan, LJ HOOKER



7 Nalder Drive, Swan Hill

Brilliantly located family home
Room to move, room to grow

3  2  2 

Located in one of Swan Hill’s preferred family neighbourhoods (and opposite a local park) on a spacious block, this home is ideal for the young family, the active retiree or the canny investor who values a great location. The north-facing living rooms let the sunshine in, and the floorplan offers some great opportunities for those seeking to make it bigger.



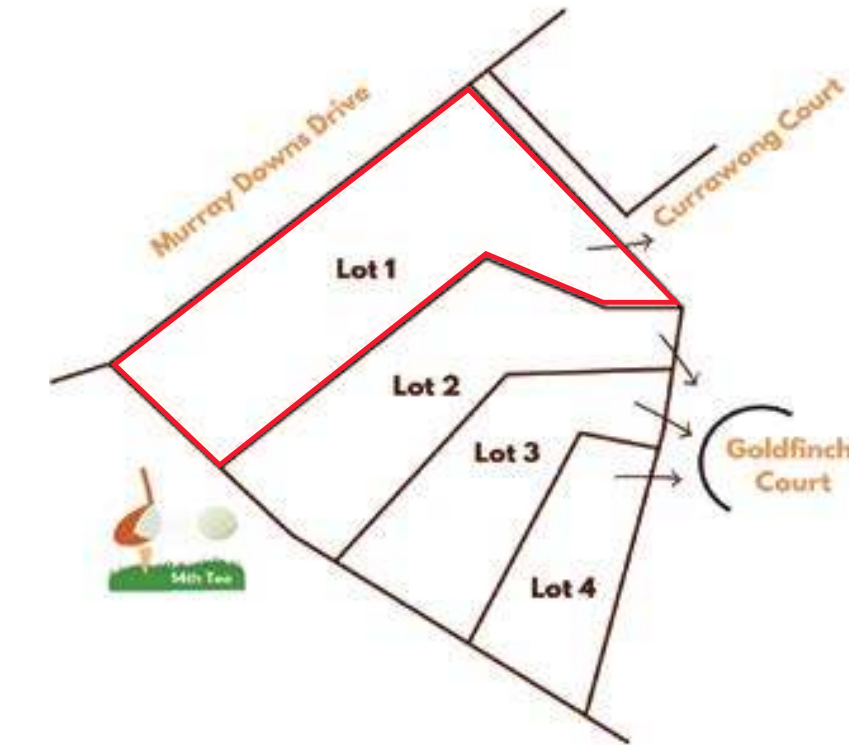
FOR SALE
\$620,000

AGENT
John Monahan
0427 292 965

VIEW
By Appointment

 **LJ Hooker**
Swan Hill 5033 1331

Enquire today



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

 **LJ Hooker**
Swan Hill 5033 1331

Enquire today

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



Tower Hill

SWAN HILL

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For more information visit website or scan QR code

STAGE 15

Stage 15		
433	630	\$184,000
434	684	\$186,000
435	680	\$186,500
436	749	\$194,000
437	749	\$194,000
438	607	SOLD
439	756	\$196,000
440	710	\$191,000
441	736	\$194,000
442	871	\$189,000
443	872	SOLD
444	714	\$192,000
445	546	\$183,500
446	642	\$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	\$186,000
454	710	\$199,000
455	715	\$192,000
456	797	SOLD
457	833	SOLD

STAGE 15

STAGE 14

Public open space

Sandwood Avenue

Myrtle Drive

Boree Drive

Stirlingbank Drive

Tallack Drive

Teatree Drive

Cassia Way

Lot numbers and sizes (m²):

- 458 (673m²) - UNDER OFFER
- 459 (680m²) - UNDER OFFER
- 449 (673m²) - UNDER OFFER
- 448 (706m²) - UNDER OFFER
- 447 (682m²) - UNDER OFFER
- 446 (682m²) - UNDER OFFER
- 414 (663m²) - UNDER OFFER
- 441 (736m²) - UNDER OFFER
- 437 (749m²) - UNDER OFFER
- 440 (710m²) - UNDER OFFER
- 436 (749m²) - UNDER OFFER
- 439 (749m²) - UNDER OFFER
- 444 (714m²) - UNDER OFFER
- 442 (671m²) - UNDER OFFER
- 409 (704m²) - UNDER OFFER
- 426 (678m²) - UNDER OFFER
- 434 (680m²) - UNDER OFFER
- 435 (680m²) - UNDER OFFER

towerhill.swanhill.vic.gov.au

20-195982-1



RURAL FARMLET WITH MODERN EFFICIENCY



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 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, 25th July from 10 - 10:30am

Scan to find out more information!



broad-realty.com.au



Lilliana Goudie | 0439 229 869
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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, 25th July from 11 - 11:30am

Scan to find out more information!



broad-realty.com.au



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



SALE

630m2

24 Donnington St
SWAN HILL

Set in a sought-after southern location, this 630m2 Donnington Street Swan Hill block presents a great opportunity to build in an established and well positioned location.

With schools, recreation facilities, and local amenities all within walking distance.

Priced to sell quickly at \$165,000, this is not one to hesitate on.

For formal inspections email info@kbprop.com.au

\$165,000



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

4 Bed | 2 Bath | 1 Car

96 Stradbroke Ave
SWAN HILL

Freshly Renovated Family Living with Space to Enjoy

Welcome to 96 Stradbroke Avenue, a beautifully renovated four-bedroom, two-bathroom home that combines modern style, practical living, and generous outdoor space. Perfectly suited to growing families, first-home buyers, or investors, this move-in-ready property offers comfort and convenience in an established Swan Hill neighbourhood.

Property Features: Four bedrooms, including a spacious master suite complete with a walk-in robe and private ensuite. The main bathroom is stylish and modern with quality fixtures and finishes. Freshly renovated throughout with a bright, contemporary feel. Spacious open-plan living and dining areas, ideal for family living and entertaining. Modern kitchen and appliances with ample storage.

Double carport at the front of the home, providing convenient undercover parking. Expansive, open backyard offering plenty of room for children and pets to play, with space to add a shed, pool, or outdoor entertaining area (STCA).

Conveniently located close to schools, parks, shopping, and everyday amenities. Offering the perfect combination of indoor comfort and outdoor potential, this home is ready for its next owners to simply move in and enjoy.

Whether you're looking for your first home, a family upgrade, or a quality investment, 96 Stradbroke Avenue presents an outstanding opportunity in a central location.

Contact us for a private inspection

\$535,000



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



FOR SALE: RIVERMAN ORCHARDS

Multi-generational stronghold in a productive farming parcel, K.B Property Co. is proud to present for sale “Riverman Orchards”. Incorporating three main titles; this versatile package lends itself to many farming and business pursuits only limited by your own vision.

Riverman Orchards has potential to grow a wide variety of crops by way of irrigation and with its’s location to main storage and processing facilities a bonus.

The property is predominately planted with red and white wine grape varieties totalling just over 129 hectares, this well established and meticulously cared for property is a credit to the current owners.

HOME BLOCK

213 Hayward Rd, PIANGIL 3597

- 65.33 Hectare’s total with 52 Hectare’s planted to wine grapes
- Extensive shedding infrastructure with main packing & machinery shed being an impressive 3,265.9 m2 under roof.
- Cool Storage with 3 totalling 468.4 m2 under roof. (330 Pallet)
- Pump & Filtration system in standalone shed with large irrigation storage dam
- Large 4 Bed 1Bath brick veneer home with carport

MALLEE BLOCK

347 Mallee Highway, PIANGIL 3597

- 197.67 Hectares total with 60.07 Hectares planted to wine grapes.
- Approx 130 Hectares of well rested Mallee Loam soil type currently sown to crop
- Irrigation Infrastructure storage tanks & machinery shedding
- Potential for further crop irrigation beyond vineyard

LISA’S BLOCK

Lot 1\TP217602 Mallee Highway, PIANGIL 3597

- 41.10 Hectares total with 29.08 Hectares planted to wine grapes
- Rising red soil type perfect for any horticultural pursuit
- Access from both Mallee Highway & Church St.
- 26 Murray St. Piangil
- 6 Church St. Piangil

The property is being offered for sale “as a whole”, with full list of Plant & Equipment available on request - sold separately.

Each main block can be irrigated individually if needed by way of separate pumps and incorporating water storage systems, with main pump direct from the Murray River.

Riverman Orchards represents a rare opportunity to carry on the legacy as a well-established Vineyard or totally transform this property, the fertile soil types and significant infrastructure lends itself to many cropping opportunities.

Inspection by appointment: email info@kbprop.com.au

\$11,000,000





JUST LISTED

6 Old Street, Swan Hill

Timeless Charm with Outstanding Potential. Welcome to 6 Old Street, Swan Hill. Set in a well established location, this inviting home is ideal for first home buyers, investors, downsizers or renovators looking to add value. Featuring light filled living areas, spacious bedrooms, a functional kitchen and a generous backyard with room to entertain or expand (STCA), it offers comfortable living with exciting future potential. Close to schools, shops, sporting facilities and the Murray River.

Sale
\$385,000

View
Sat-25-July-2026
10:00am to 10:30am

2 1 2 941

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

We bring the whole team

raywhiteswanhill.com



NEW PRICE

69 Murlong Street, Swan Hill

Ideally positioned near schools, shops, sporting facilities and essential amenities, this inviting four bedroom residence delivers the family lifestyle in a sought after location. Enjoy the ease of a short walk to George Lay Park, perfect for relaxed weekends in Swan Hill. Set on a secure 635m² allotment, the home offers space and comfort with modern appliances and flexible living areas. Move in and add your own style to create something truly special, an excellent opportunity not to be missed!

Sale
\$410,000

View
BY APPOINTMENT

4 2 2 635

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

We bring the whole team

raywhiteswanhill.com



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12873246-MA23-26



LIFESTYLE LIVING

ESCAPE to the peace and privacy of country living with the lifestyle property at 15 Cobrun Road, Nyah, set on approximately 18 acres (7.3 hectares), about 20 minutes from Swan Hill. Offering space, comfort and practicality, this property is suited for those seeking room to move while enjoying a low-maintenance rural lifestyle. The charming rendered mudbrick home exudes warmth and character, featuring exposed timber beams, stunning raked ceilings and a welcoming atmosphere that feels like home. Comprising three bedrooms, the versatile floorplan also includes a spacious second living area that could serve as a home office, studio or business space, complete with its own external sliding glass door for convenient independent access. The beautifully maintained gardens are both attractive and easy to manage, allowing more time enjoying the lifestyle on offer. Two sheds provide excellent storage and workspace options, including a high shed designed to accommodate a caravan, motorhome or larger vehicles with ease. A peaceful country retreat, a hobby farm opportunity or simply more space to enjoy life, this exceptional acreage property offers endless possibilities in a picturesque setting.



HOME ESSENTIALS

Address: 15 Coburn Road, Nyah **Price:** \$750,000
Description: 3 bedrooms, 1 bathrooms, 4 garage **Inspect:** By appointment
Contact: Travis Hall, 0448 140 662, RAY WHITE



CORNER POSITION INVESTMENT

THE well-presented three-bedroom, one-bathroom fibro home at 1A Freeman Court, Swan Hill offers both comfort and investment potential. Set on a prominent corner, it is just a short walk to Swan Hill Primary School and Swan Hill Specialist School, as well as nearby parks including Ken Harrison Reserve and Jaycee Park Playground. Public transport is easily accessible, adding further convenience. The home features three comfortable bedrooms, a central bathroom, and a practical layout suited for everyday living. The secure backyard offers plenty of space for children or pets, while the lock-up car garage with a concrete floor and power provides versatile storage or workshop options. Currently tenanted on a periodic lease, the property generates \$320 per week, with the rent set to increase to \$340 per week from 17th April 2026, providing immediate cash flow and future income potential for investors in Swan Hill.



HOME ESSENTIALS

Address: 1A Freeman Court, Swan Hill **Price:** \$299,000
Description: 3 bedrooms, 1 bathrooms, 2 garage **Inspect:** By appointment
Contact: Cameron Smits, 0436 001 821, RAY WHITE



MOVE-IN READY HOME

THIS spacious four-bedroom home at 12 Bramble Drive, Swan Hill sits on a generous approximately 724m² allotment. The light-filled interior is fitted with the modern conveniences to meet the needs of a large family. Through a formal entry and wide hallway, the home opens into one of the two living spaces, and expands into ample space for the whole family to enjoy. With its north-easterly aspect, the open plan second living room and dining space enjoys a welcome sunlit warmth in the cooler months. Along with a huge island bench, 900mm electric cooktop and ample storage, the kitchen includes a well-appointed butler's pantry fitted with a sink and a dishwasher. The pantry has access to the laundry with a walk-in linen press and direct access to the double garage, for the easy unloading of groceries. The primary suite includes a large walk-in robe and, through a stylish barn door, an ensuite with a double vanity and elegant vanity. The three remaining bedrooms are all fitted with walk-in robes and ceiling fans and are serviced by the main bathroom and powder room. They also have access to a versatile media

room, suited to a play room, teen retreat, tv lounge or study space. Ducted cooling and split system heating service the home. Outdoors, the generous undercover alfresco area is complete with a fire pit, while the expansive backyard offers wide side access for boats, trailers or caravans, with plenty of room to add a shed.

HOME ESSENTIALS

Address: 12 Bramble Drive, Swan Hill **Description:** 4 bedrooms, 2 bathrooms, 1 study, 2 garage **Price:** \$790,000 **Inspect:** By appointment
Contact: Cameron Smits, 0436 001 821, RAY WHITE





51 Rutherford St **SWAN HILL**

3 1 -

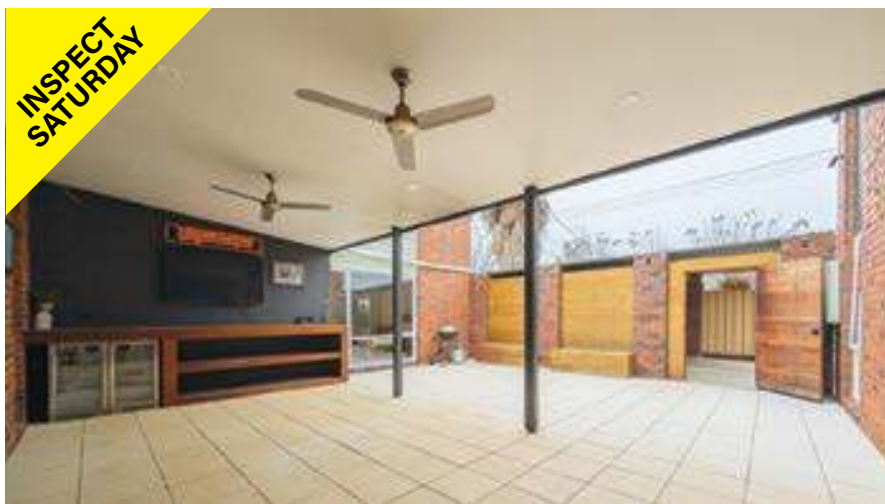
RENOVATE OR REBUILD - OPPORTUNITY ON 650M²

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



28 Douglas Ave, **SWAN HILL**

3 2 1

ROOM TO LIVE & SPACE TO ENTERTAIN

Generous Family Living with Private Courtyard. If you've been searching for a home with space for everyone, 28 Douglas Avenue delivers in abundance. With generous living space, ample accommodation and a convenient location close to schools and shopping, this is the perfect family home for those needing room to grow.

- Private courtyard style entertaining area with bar and fridge
- Solar power system to help reduce energy costs
- New carpets to all bedrooms
- Stylish vinyl plank flooring through the hallway, living, dining and kitchen areas
- Built-in robes to all bedrooms
- Convenient location close to schools and shops

For sale: \$545,000
Open For Inspection
Saturday 10:00-10:30am
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
Inspect By Appointment

Michael Klomp
0419 203 908



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



2 2 - 767m²

Iconic Period Home

427 Campbell Street, Swan Hill, Vic

- A unique English Tudor inspired residence sitting gracefully at the gateway to Swan Hill’s popular tourist precinct
- Beautifully preserved period charm and character enhanced with thoughtful, modern renovations throughout
- Prominent corner location, approx. 767m2
- 10’ ceilings, polished timber floors, open fireplaces, original double-hung windows and doors
- Wide formal entry, formal lounge and dining rooms, sitting room/study, two spacious bedrooms with built-in storage, two very stylish bathrooms and a delightful, upgraded kitchen with electric appliances and a renovated laundry
- Split system RCAC units and ceiling fans
- Large covered alfresco dining area with Merbau decking and timber balustrade
- Beautifully maintained established garden surrounds, electric sliding gate to rear yard, secure fencing
- A classic, elegant home in a central location

Price: \$595,000
Inspection by appointment

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



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: \$469,000
Inspection by appointment

 Agent Darren Scarce
M 0419 354 061
dscarce@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





5 2 2 1400m2

The Very Best Of Town And Country

53 Murray Street, Piangil, Vic

- A truly exceptional family home featuring five bedrooms plus a study, two bathrooms, three living zones and alfresco dining set on a sprawling corner allotment of some 1400m2 in the heart of a peaceful rural community, minutes from the Murray River
- Country character and charm blends seamlessly with a modern extension at the rear to create a magnificent lifestyle property on a grand scale
- The home has been meticulously renovated and the original period features faithfully preserved including the golden glow of timber floors with ornate high ceilings
- You are welcomed by a wide formal entry through French doors to a delightful lounge room with a cosy cast iron wood heater, with four bedrooms, all with built in robes, and a family bathroom and laundry at the front of the home
- The home then expands to a spectacularly spacious open plan kitchen, dining and casual sitting area, adjacent to a large family living space with a wall of glass sliding doors overlooking the cosmopolitan outdoor living area complete with timber decking
- The kitchen is something special with a full butler's pantry, separate walk-in pantry, island bench/breakfast bar, custom cabinetry including a glass display unit, 1200mm double electric oven with gas cooktop and teppanyaki plate, two Asko dishwashers and Caesarstone benchtops
- Take the stairs to an office/study and a parents retreat which includes a luxuriously large ensuite and walk-in robe
- Several split-system RCAC units and two solid fuel heaters, 7kw solar panels
- Off-street open parking for three vehicles is off Beveridge Street with an extra large double garage with remote door, an internal access door, clothesline and rear veranda
- The large back yard features expansive lawn areas, mature shade trees and at the very rear a vintage shed from a bygone era
- Approximately 44km to Swan Hill and 5km to Tooleybuc
- School bus services to all surrounding schools including Swan Hill
- Escape the hustle and bustle of urban life to a quieter, relaxed way of living

Price: \$675,000

Inspection by appointment



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



4 2 4 1370m2

Hidden Gem In The Heart Of The City

18 Everingham Street, Swan Hill, Vic

- Take a trip down memory lane!
- First time offered for sale since 1975
- An original and authentic Circa 1930's period home that has been beautifully preserved and maintained on a huge allotment in a prime central location
- Beyond the private Cypress hedge at the front of the property, the white weatherboard house has that classic country home feeling that says "welcome" the moment you enter
- The home has grown over the years and features an enclosed front veranda, a formal entry, high pressed metal ceilings, four bedrooms with an ensuite to main, a formal lounge with an open fireplace, formal dining room, central kitchen with an electric upright stove,, a family room, study, bathroom and laundry
- Reverse cycle heating and cooling and wood heating
- Rear porch with timber decking and a fernery
- On approximately 1370m2 with a very large rear yard with established shade trees
- Side lane access along the southern boundary to a double garage with concrete floor and power and a second double garage with concrete flooring
- It's time to turn the chapter and create your own family history and tradition

Price: \$590,000

Inspection by appointment



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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 **Price:** \$645,000

Description: 3 bedrooms, 2 bathrooms, 2 garage **Inspect:** By appointment

Contact: Travis Hall, 0448 140 662, RAY WHITE

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



SPACE AND COMFORT

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

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

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

The brick construction adds lasting

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

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



HOME ESSENTIALS

Address: 13 Currie Street, Swan Hill **Price:** \$619,000

Description: 4 bedrooms, 2 bathrooms, 2 garage **Inspect:** By appointment

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

SPACE AND LIFESTYLE

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

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

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

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

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



HOME ESSENTIALS

Address: 12 Koraleigh Road, Koraleigh **Description:** 4 bedrooms, 1 bathrooms, 2 garage **Price:** \$395,000 **Inspect:** By appointment
Contact: John Monahan, 0427 292 965, LJ HOOKER



SEMI-RURAL RIVER SITE

TUCKED away just 100 metres from the Murray River, the premium home site at 36 Kidman Reid Drive, Murray Downs is unique.

The 1208sqm site has a unique shape that provides the opportunity for architectural freedom in design and includes a brilliant plantation of trees to provide an immediate fully-established feel.

To the north, across an open paddock,

there are views of the Murray Downs Homestead precinct.

Kidman Reid Drive is a boutique residential subdivision in the Shearers Rise development and is populated by a range of high-value residences on large sites, many with river frontage.



HOME ESSENTIALS

Address: 36 Kidman Reid Drive, Murray Downs **Price:** By negotiation
Description: 1208sqm land **Inspect:** By appointment
Contact: John Monahan, 0427 292 965, LJ HOOKER



TO ROBINVALE 135km
TO MILDURA VIA EUSTON 217km

TO MURRAY DOWNS 5km
TO MOULAMEIN 69km

TO AERODROME 1km
TO LAKE BOGA 16km
TO KERANG 59km

TO ULTIMA 31km
TO SEA LAKE 73km

Name.....	Map Ref	Campbell St.....D8	Elizabeth St.....D7	Hawdon Ct.....D6	McAlister Rd.....E5	Pascoe St.....D6	Squire Gr.....H9	Yvonne Cl.....C5
Acacia St.....E4		Cassia Way.....E6	Ellwood Ct.....C8	Hazel Ct.....D6	McBain St.....E6	Pental Island Rd.....G9	Staley Ct.....C8	Zaetta St.....C8
Adams Rd.....C8		Cato Ct.....E4	Emma Ct.....F7	Heath La.....D5	McCallum St.....E6	Peppercorn Mews.....G6	Standen St.....D6	Parks and Reserves
Albert St.....F8		Cedar Ct.....E7	Everingham St.....F8	High St.....D8	McCrae St.....E8	Phyland Ct.....C8	Stewart St.....E7	Adams Park.....C8
Arnold St.....C8		Chaplin St.....F7	Eyre Ct.....D6	Hoare St.....F6	McDonald Ct.....C6	Pine La.....D4	Storer Ct.....F7	Alan Garden Reserve.....D7
Arthur Ct.....D7		Chapman St.....C7	Feldtman La.....F4	Hocking Dr.....C5	McNeill Ct.....H9	Poole Blvd.....F7	Stradbroke Ave.....E7/D7	Apex Park.....E7
Ashton St.....E6		Chisholm St.....E7	Ferguson Ct.....D7	Holland Ct.....D7	McPherson St.....C6	Pritchard St.....D7	Stringybark Dr.....E4	Art Gallery.....F9
Bambrick Ct.....F7		Charlie Gray Close.....G6	Ford St.....D6	Holloway Gr.....D6	Mellor Gr.....D6	Purtons La.....D8	Sugarwood Ave.....D5	Barry Steggall Park.....D5
Barnett St.....E7		Clark St.....C7	Foster St.....D6	Jager St.....D6	Merit Cr.....E4	Pye St.....D7	Swinton Ct.....F7	Basketball Stadium.....F8
Barwick Ct.....E7		Cleeland Dr.....G8	Fountain Ct.....F7	Karinie St.....B6	Melis Ct.....C8	Queen St.....D8	Tea Tree Dr.....E4	Equestrian Reserve.....F4
Bath St.....F9		Cobb Ct.....C7	Frazer St.....E6	Kennon Ct.....H9	Millou Cr.....D9	Quin Dr.....E5	Thurla St.....D7	George Lay Park.....D7
Belah Mews		Cobham Ave.....G8	Freeman Ct.....F6	Kent Mews.....G8	Millou St.....D9	Railway Ave.....E9	Tobruk St.....F9	James Belsar Reserve.....D9
(Swan Hill Village).....D4		Cockerell Ct.....E7	Fulford Ct.....E7	Kima St.....G9	Mitchell St.....D9	Ramsay Ct.....E6	Totem Way.....E4	Ken Harrison Sport
Berrybank Dr.....C5		Cohn St.....C9	Fuchsia St.....D4	Kimberly Ave.....F9	Monash Dr.....F9	Randell St.....C7	Tower Ave.....D5	Complex.....F6
Betts Ct.....D7		Cole Ct.....D6	Garden Ct.....G8	King St.....C8	Moonaah Ct.....D4	Rankin St.....F9	Tuff St.....E8	Netball Courts.....D8
Beveridge St.....D8		Comb St.....C6	Garden Rd.....B5	Kurrie Ct.....F6	Mortoo St.....E6	Raymond St.....E6	Village Way.....E4	North Park Reserve.....D8
Black Swan Drive		Connell St.....F9	Gaethan Dr.....F7	Landy Cres.....G6	Mulbar St.....C7	Redgum St.....E4	Wallace St.....E7	Pioneer Settlement.....F9
(Swan Hill Village).....D4		Coobah St.....E4	George St.....C8	Ledwidge Ct.....E7	Mulga La.....D5	Richards Rd.....C6	Wanera St.....E7	Riverside Park.....E9
Blake Ct.....G8		Coronation Av.....G7	Gerrand St.....D6	Legge St.....D6	Mundarra St.....C7	Ritani Ct.....D4	Wattie St.....G8	Rotary Park.....D9/C9
Bolden Ct.....G8		Curlewis St.....D9	Gillespie St.....F9	Lehan Ct.....C8	Mundle Av.....C7	River Oaks Dr.....H9	Weaver Dr.....E7	Showground.....D7
Boldrewood Dr.....E6		Currie Ct.....D6	Gordon Ct.....C6	Lena Close.....D6	Murlong St.....D6	River Rd.....B9	Webster Dr.....C5	Skate Park.....D9
Boobialla Dr.....E4		Cutri Dr.....F6	Goyno Cr.....F7	Lisa Ct.....F6	Murray Ct.....D7	Rutherford St.....E7	Werrill St.....H7	Swimming Pool.....D9
Boree Dr.....D4		Derham Dr.....D5	Graemer Dr.....D5	Livingston Ct.....E6	Murray Valley Hwy.....B7/G7	Saleyards Rd.....B7	White St.....E7	Tennis Courts.....F6
Boys St.....E8		Dellar St.....F7/E4	Gray St.....F7/E4	Lock Dr.....E6	Murrull Av.....C9	Saltbush Dr.....E6	Whittaker St.....G9	Tower Hill.....D4
Box La.....F4		Domaille Cr.....F6	Green Ct.....F7	Logan St.....D6	Nalder Dr.....G8	Scarlet St.....D4	Wilkins Gr.....F7	Railway Station.....E9
Brown St.....E7		Donnington St.....F7	Gregg St.....F9	Long St.....F9	Naretha St.....C9	Sea Lake-S/Hill Rd.....E4	Williams Rd.....C5	Tourist Information.....E9
Bruton Gr.....D6		Douglas Av.....D6	Guardian Ct.....E6	Lynden St.....D7	Notting Rd.....C4	Sebastian Cl.....G8	Willick St.....E7	R.S.L.....E9
Bryan St.....G9		Dowling St.....F6	Gummuw St.....E8	Maddern Ct.....H9	Nowie St.....G8	Sellick St.....E7	Wilson St.....F9	Cemetery.....G8
Buchan St.....E7		Drummond St.....D7	Heath La.....D5	Makepeace St.....E7	Nyah Rd.....C8	Senna Ct	Wannon Ct.....D7	Emergency Services
Burke St.....F8		Dunstone St.....D7	Haig Ct.....F9	Manna St.....E4	Old St.....E7	(Swan Hill Village).....D4	Wood St.....E8	Fire Station.....D7
Burton St.....F7		Dumosa Dr.....E4	Hakea St.....E4	Marcks Ct.....F7	Palaroo St.....C9	Settlers La.....G6	Woolstons La.....C4	Hospital.....E8
Butterworth St.....D6		Dundas La.....D4	Harrison Ct.....F7	Marraboos St.....F9	Parkside Dr.....E5	Shepherd Rd.....C5	Woorinen Rd.....C4	Police Station.....G9
Byrnes St.....C7		Dwyer Ct.....E6	Harrods La.....H9	Mary St.....D8	Parkview Dr.....F7	Smith Ct.....F7	Yana St.....G6	S.E.S.....E5
Cadell St.....C7		El Alamein Av.....F9	Hastings St.....D9	McAdam Ct.....D6	Parnee St.....C8	Splatt St.....D8	Yorrell Cl.....E4	Municipal Offices.....D8