

The Guardian

PROPERTY GUIDE

TENANTED COMMERCIAL OPPORTUNITY

Turn to page 2

RayWhite

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PROPERTY GUIDE





TENANTED COMMERCIAL OPPORTUNITY

THE two freehold titles at McNeill Court present a rare opportunity to secure a substantial commercial investment within and established Swan Hill business precincts.

The property has a diversified tenancy profile, leased to three established occupiers, and provides multiple income streams.

The three established tenants, VicRoads, Murray Mallee LLEN and Beaumont Tiles, the two titles offer investors the security of diversified income supported by a government agency, an essential regional organisation, and a highly-recognised Australian retail brand.

The presence of VicRoads speaks to the strategic importance of the location, Murray Mallee LLEN continues to provide essential services throughout the region, and Beaumont Tiles services the residential and construction market.

The combination creates a resilient investment supported by organisations that have become integral to the local economy.

This long-term occupancy with proven tenant commitment demonstrates attractive investment returns with future growth potential, and inherent long-term value.

Sitting in the main thoroughfare to Swan Hill on the Murray Valley Highway, McNeill Court is an established, recognisable commercial precinct that is highly visible to traffic and accessible.

Swan Hill is the commercial centre of the Mallee, servicing a broad catchment across northern Victoria and southern New South Wales.

The regional economy is supported by agriculture, transport, manufacturing, healthcare, education and retail, creating continued demand for securely leased



commercial property.
With quality regional investments tightly

held, McNeill Court represents an attractive opportunity for private investors, family

offices, self-managed superannuation funds and commercial property syndicates.

HOME ESSENTIALS

Address: Shops 1&2/3-4 McNeil Court, Swan Hill **Description:** 1108sqm land **Auction:** Online auction 11am Thursday, 3 September
Contact: Cameron Smits, 0436 001 821, RAY WHITE





RayWhite

JUST LISTED

2 1 3 2060

31-33 Donald Street, Nyah West

Enjoy the space and freedom of country living at this well appointed Nyah West property, set on an expansive 2,060m² (approx.) allotment. The charming two bedroom home offers light filled open plan living, year round comfort and a versatile sleepout ideal for guests or a home office. Completing the package is an impressive brand new 12m x 9m powered shed, perfect for tradies, hobbyists or extra storage. With room to grow and endless potential, this is an exceptional lifestyle opportunity just minutes from Swan Hill.

Sale
\$295,000

View
Sat-15-Aug-2026
12:00pm to 12:30pm

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

We bring the whole team

raywhiteswanhill.com



RayWhite

JUST LISTED

1108

Shops 1&2/3-4 McNeil Court, Swan Hill

An exceptional commercial investment opportunity awaits at McNeill Court, Swan Hill, securely leased to three established tenants across two freehold titles. With strong occupancy, excellent exposure and diverse government, community and national retail covenants, this tightly held asset offers secure income and outstanding long-term growth potential.

Auction
Thur-3-Sep-2026 11:00am
Online

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

We bring the whole team

raywhiteswanhill.com

Located within a thriving new community, the estate offers convenient access to schools, future childcare facilities, parklands and open green spaces, creating an attractive environment for both owner-occupiers and tenants alike.



HOME ESSENTIALS

Contact: Sandy Deviny, 0400 028 274, Michael Klomp, 0419 203 908, GRAEME HAYES



Tower Hill

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You'll love life at Tower Hill

Stage 15 release - Now with titles!

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Stage 15		
433	430	\$184,000
434	404	\$185,000
435	400	\$184,500
436	749	\$194,000
437	749	\$194,000
438	507	SOLD
439	756	\$195,000
440	710	\$191,000
441	736	\$194,000
442	871	\$188,000
443	872	SOLD
444	754	\$192,000
445	505	\$183,500
446	602	\$185,000
447	602	\$185,000
448	706	\$195,000
449	673	\$194,000
450	673	\$195,000
451	706	\$193,000
452	682	\$185,000
453	682	\$185,000
454	710	\$193,000
455	715	\$193,000
456	797	SOLD
457	833	SOLD

STAGE 15

STAGE 14

Public open space

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

Lot numbers and sizes (Stage 15): 451 (708m²), 450 (870m²), 449 (873m²), 448 (708m²), 453 (882m²), 447 (882m²), 446 (882m²), 441 (736m²), 437 (749m²), 440 (710m²), 436 (749m²), 439 (749m²), 444 (714m²), 442 (871m²)

Lot numbers and sizes (Stage 14): 458 (708m²), 434 (599m²), 435 (599m²), 436 (749m²), 437 (749m²), 438 (507m²), 439 (756m²), 440 (710m²), 441 (736m²), 442 (871m²), 443 (872m²), 444 (754m²), 445 (505m²), 446 (602m²), 447 (602m²), 448 (706m²), 449 (673m²), 450 (673m²), 451 (706m²), 452 (682m²), 453 (682m²), 454 (710m²), 455 (715m²), 456 (797m²), 457 (833m²)

Status: SOLD, UNDER OFFER

towerhill.swanhill.vic.gov.au

12892148-MA35-26

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Elders

'MOIRA PARK',
WETUPPA, NSW

1,013 Ha | 2,503 Ac*

Productive farming and exclusive creek frontage.

- Situated 32 km East of Swan Hill via sealed road, with in excess of 12 km of frontage to the Mulligans and St Helena Creeks
- Versatile irrigation and dryland country, fertile grey loam soils supporting pasture and cropping programs
- Comfortable 3BR home landscaped to water's edge
- 3 stand shearing shed, sheep and cattle yard facilities, 30 x 23 m* machinery shed/workshop, 10km* new boundary fencing, 8 ML S&D, 15 ML G/S water
- Waterfront cottage. Fishing, camping, wildlife.

For Sale
\$3,250,000

* Approximately

Peter Robertson
0417 636 348
Matt Horne
0409 355 733

Elders Deniliquin 8/52 HARDINGE ST, DENILIQUIN

deniliquin.eldersrealestate.com.au

27 Gray Street, NYAH WEST



FOR SALE **\$325,000**

3 BED | 1 BATH | 5 CAR

Rich in character and offering an abundance of flexible living space, this charming three-bedroom residence presents an exciting opportunity to secure a classic country home on a generous 1,012sqm (approx.) allotment. Combining timeless appeal with exceptional shedding and plenty of room to personalise, it is perfectly suited to growing families, tradies or buyers seeking space both inside and out.

OPEN FOR INSPECTION
Saturday, 15th August 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

20 Wallowa Drive, SWAN HILL



FOR SALE **\$845,000**

4 BED | 2 BATH | 2 CAR | 1 STUDY

Designed to an exceptional standard and finished with quality throughout, this impressive family residence offers the perfect balance of contemporary luxury, everyday functionality and outstanding entertaining on a 697sqm (approx.) allotment. A thoughtfully designed floorplan provides four generous bedrooms, a dedicated study and multiple living areas, offering the flexibility modern families are searching for.

OPEN FOR INSPECTION
Saturday, 15th August from 11 - 11:30am



11 Redgum Street, SWAN HILL



FOR SALE

\$845,000

4 BED | 2 BATH | 2 CAR

Designed with quality, comfort and effortless entertaining in mind, this beautifully presented Cadd Construction residence delivers a refined family lifestyle with spacious proportions, premium finishes and an exceptional indoor-outdoor connection. Positioned on a private 700sqm (approx.) allotment, the home combines timeless design with thoughtful upgrades, creating an inviting environment ready to be enjoyed from day one.

Beyond its attractive façade, soaring 9' ceilings and an abundance of natural light enhance the generous proportions throughout, while expansive glass bi-fold doors seamlessly extend the main living zone to an impressive alfresco, creating the perfect setting for year-round entertaining.

OPEN FOR INSPECTION
Saturday, 15th August from 12 - 12:30pm



Scan to find out
more information!

broad-realty.com.au



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



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



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



Central Classic

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



NEW LISTING



3790 acres / 1533 hectares

FOR SALE BY EXPRESSION OF INTEREST

Ultima/Culgoa
3790 acres / 1533 hectares
Productive Cropping/Grazing
A/C GD & JM McLean

- Lot 1; Known as "Two Mile" C/A 22/24 Parish of Chinangin
- 1655 acres (670 hectares)
- Sown to Peas and Lentils
- Cattleyards/shed
- 40 Tonne Silo
- Lot 2; Known as "Powells" C/A 77 Parish of Chinangin
- 440 acres (177.83hectares)
- 220 acres sown to Barley, bal. chemical fallow
- Lot 3; Known as "Camp" C/A 68 Parish of Chinangin
- 1280acres (518 hectares)
- Sown to Barley
- Lot 4; Known as "Mousers" C/A 69 Parish of Chinangin
- 415 acres (168 hectares)
- Sown to Barley
- Bitumen Road Frontage
- Pipeline water connected

Expression of Interest to selling agent by Friday 18th September 2026, by 10 am

Terms: 10% deposit on signing, balance 60/90 days with immediate working possession after harvest.



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



NEW LISTING

395 Hectares (976 acres)

FOR SALE BY EXPRESSION OF INTEREST

PRIME MALLEE Swan Hill District
395 hectares (976 acres)
A/c Estate KR Moar

- Lot 1. C/A 66/65/pt64 Parish of Castle Donnington
646 acres (261.47Ha)
Sown to Barley, GWM Water connected
- Lot 2. C/A 81/21C/21B Parish of Castle Donnington 331 acres (133.99 Hectares)
Chemical Fallow, GWM Water Connected
Bitumen road frontage.

Agents' Comments. Not too often a parcel of land comes up for sale so close to town.
99 years in the one family, prime mallee.

Expression of Interest to selling agent by Tuesday 22nd September 2026, by 10am

Terms: 10% deposit on signing, balance 60/90 days with immediate working possession after harvest.



Joe O'Reilly
M 0427 329 911
joreilly@brcagents.com.au



PANORAMIC VIEWS OF MALLEE LANDSCAPE

JUST out of town but in a world of its own, the red brick facade home at 20 South Street Tooleybuc blends indoor comfort with a scenic outdoor lifestyle with views of the Murray River.

The 6499m² allotment offers sprawling grounds to set the scene of an idyllic childhood in a quiet, scenic pocket of the Mallee.

The two-storey home allows for comfortable everyday living where the family can spread out, and have the space to entertain in style.

Entering into the heart of the home, the central kitchen and dining allows for connected family living.

The kitchen makes the most of the space with ample bench space, a corner pantry and plenty of storage, as well as electric appliances.

The living room sits just beyond the kitchen with a serving window between the two rooms, with views of the expansive front lawn and a toasty wood fire.

Upstairs the rumpus room enjoys access to a balcony with panoramic views of the iconic Mallee bush and the Murray River, ideal for quiet evenings, lazy weekend breakfasts or teenage hangouts.

The bedrooms are all on the ground floor, with the primary suite situated with prime views at the front of the home.

The huge undercover outdoor entertaining area is perfect for gatherings and is a real feature of this home, surrounded by lawns with established gardens and extending into a tidy firepit for cooler evenings.



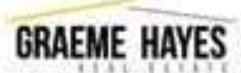
There's plenty of space for kids and pets to run around, to expand further or to develop a thriving kitchen garden or orchard.

The backyard is also fitted with two sheds which could be used for storage, a hobby space or workshop.

It's within close proximity to the Tooleybuc township and its P-12 school, cafes, pub and sporting club.

HOME ESSENTIALS

Address: 20 South Street, Tooleybuc **Description:** 4 bedrooms, 2 bathrooms, 2 garage **Price:** \$790,000 - \$850,000 **Inspect:** By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES





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353 Campbell Street, Swan Hill

FAMILY HOME - ABSOLUTELY IT IS!

62 Pritchard Street, Swan Hill



From the moment you walk into this inviting 3 bedroom home you will feel warm and welcome. So much to enjoy with open plan living, modern kitchen and outside a huge decking entertainment area, plus a large shed with double roller doors. Perfect family location close to schools, pre-school, park and the popular Logan Street Shop.

\$548,000

SALES: NOEL WATSON - 0408 272 741

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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



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



3 Palaroo Street SWAN HILL

Vacant Land

BUILD YOUR DREAM LIFESTYLE NEAR THE MURRAY RIVER

Perfectly positioned in the highly regarded Federal Square Estate, this outstanding 562m² allotment presents an exceptional opportunity to build your dream home in one of Swan Hill's most sought-after locations.

- Wide frontage of approximately 21 metres
- Fully serviced with town water, sewer, power and telephone available for connection
- Fenced on two boundaries
- Ideal northerly orientation for energy-efficient, light-filled living
- Attractive outlook over wetlands and rural farmland
- Easy walk to the Murray River and riverfront walking tracks

For sale: \$225,000
Inspect any time

Michael Klomp
0419 203 908



70 Eagle Lane KORALEIGH

2 2 2

PEACEFUL 30-ACRE RURAL RETREAT

Welcome to a beautifully positioned lifestyle property offering the perfect blend of comfort, space, and sustainability. Set on 12.14 hectares (30 acres), this charming 2-bedroom, 2-bathroom home features polished timber floors, ducted cooling, wood heating, and recent rewiring and replumbing for peace of mind.

- 42-panel solar system
- 3 rainwater tanks + 3ML stock & domestic water
- Large powered shed
- Tractor and ride-on mower included
- Quiet sealed-road access – 10 mins to Tooleybuc, 30 mins to Swan Hill

For sale: \$420,000
Inspect by appointment

Michael Klomp
0419 203 908



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 **Price:** \$675,000
Description: 4 bedrooms, 2 bathrooms **Inspect:** By appointment
Contact: Charlotte Broad, 0411 207 321, 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 **Description:** 3 bedrooms, 1 bathrooms, 4 garage **Price:** \$560,000 **Inspect:** By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



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



OPEN FOR
INSPECTION
Sat 15/8/26
11:00am



SALE

3 Bed | 2 Bath | 2 Car

19 Chisholm St
SWAN HILL

Presenting this lovely family home in arguably one of the best positions in town, three bedroom and two newly renovated bathrooms with a great size yard and terrific lock up brick shed.

Largely original and in fantastic condition the home is ready for new owners to put their own stamp on it, featuring generous size bedrooms all with built-in robes & ensuite to the Master.

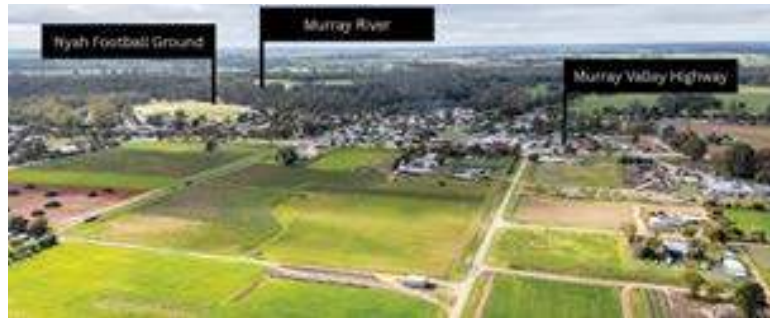
The living room is very comfortable and well-lit opening to the tiled dining room and kitchen with plenty of room for preparing meals featuring both gas cooktop and double electric wall oven. There is also a second dining room off the lounge that could transform into a fourth bedroom or study.

Reverse Cycle floor heating and cooling along with ceiling fans in the bedrooms takes care of the climate control, the whole home exudes charm & warmth with the quality of the original build evident throughout.

Entertaining is made easy with the large under cover al-fresco area at the rear of the property (with outdoor toilet) & front deck perfect for relaxing and taking in the tranquillity that is Chisholm St. This is a rare find with the combination of size and layout in the centre of town.

Contact Mick or Cal for more information

\$675,000



SALE

3 Bed | 1.5 Bath | 4 Car

44 McAlpine Lane
NYAH

Former Baptist Church with strong foundations and plenty of scope to complete a renovation within a reasonable budget.

Featuring three comfortable bedrooms with large windows and new carpet, the bathroom is adjacent to the caterer's kitchen which of course used to be used for large gatherings.

The open lounge area with solid fuel heating has more than enough room for another two bedrooms and could be split up into living/rumpus room, the possibilities with this double brick building on a solid slab are endless.

Very secure with formal entry front & back it really must be seen to be appreciated and to understand its potential, set on a half-acre there is also plenty of room to reestablish gardens and grass.

As a part of the property comes 5 accommodation rooms and a communal kitchen/ bathroom plus laundry (part of main building) that has been used for workers in the area and could either be sold or kept for a handy revenue stream.

Twenty-three solar panels (10kw) with 40kw battery plus an old bus thrown in for good measure, this is a unique and multipurpose property ready and waiting with vacant possession.

\$335,000



SALE

Riverman Orchards
PIANGIL

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 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 carpet

MALLEE BLOCK

347 Mallee Highway, **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 carpet

LISA'S BLOCK

Lot 1\TP217602 Mallee Highway, **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 carpet

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.

\$11,000,000

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



MODERN COUNTRY CHARM

OLD fashioned country charm meets thoughtful modern updates in the solid brick home at 44 Murray Street, Piangil.

Set on a generous 1,200m² allotment the home offers durability and low maintenance living while retaining the warm, homely feel that makes a house truly inviting.

The beautifully updated kitchen serves as the heart of the home, featuring both contemporary functionality and timeless style.

The refreshed living spaces provide modern comfort while preserving the character and welcoming atmosphere that makes this home special.

The expansive block and sheltered alfresco

offers plenty of room for families, gardening, shedding, entertaining or simply enjoying the peace and space of country living.

This property presents an opportunity to enjoy the best of both worlds classic charm and modern convenience for a comfortable family home, a lifestyle change or a solid investment in a friendly rural community



HOME ESSENTIALS

Address: 44 Murray Street, Piangil **Price:** \$450,000
Description: 3 bedrooms, 1 bathrooms, 2 garage **Inspect:** By appointment
Contact: Damian Jones, 0401 648 175, RAY WHITE

TURNKEY FAMILY HOME

POSITIONED on 625m² in the Tower Hill Estate, this modern family home at 4 Tea Tree Drive, Swan Hill offers space, style and functionality.

Designed with family living in mind, the home features four spacious bedrooms, two well-appointed bathrooms and a powder room.

Two generous living areas providing plenty of room for the whole family to relax and unwind.

The heart of the home is the spacious kitchen, complete with a 900mm electric cooktop and oven, dishwasher, walk-in pantry and an abundance of storage.

A walk-in linen cupboard further enhances the home's practical design.

Year-round comfort is assured with ducted reverse cycle heating and cooling throughout.

The undercover outdoor entertaining area provides a comfortable space for weekend barbecues and gatherings with family and friends.

The low maintenance yard is complemented by a near-new Colorbond shed measuring approximately 3.5m x 6m, offering storage or a workshop space.

With modern comfort, thoughtful design and a convenient location, this home is a fantastic opportunity for families looking to simply move in and enjoy.



HOME ESSENTIALS

Address: 4 Tea Tree Drive, Swan Hill **Description:** 4 bedrooms, 2 bathrooms, 2 garage **Price:** \$715,000 **Inspect:** By appointment
Contact: Travis Hall, 0448 140 662, RAY WHITE



COUNTRY DREAM

SPANNING 14.03 hectares, the allotment at Lot 2 Murray Valley Highway, Mystic Park offers seclusion and opportunity.

The property enjoys privacy and connection to nature, being close to both lakes and towns. It's a sanctuary for those who value peace, sustainability and a rural lifestyle.

Mystic Park's quiet village charm is close by, while Kerang and Lake Charm offer cafés, schools, markets and V/Line rail links to Melbourne.

The region is celebrated for its wineries, farmers' markets and country pubs, enriching daily life and weekends.

The allotment has potential for a productive small farm, a weekend escape, or a forever home (STCA).



HOME ESSENTIALS

Address: Lot 2/TP174436 Murray Valley Highway, Mystic Park **Price:** \$125,000
Description: 14ha land **Inspect:** By appointment
Contact: Damian Jones, 0401 648 175, RAY WHITE