

The Guardian

PROPERTY GUIDE

**TODAY'S
LIFESTYLE**

Turn to page 2



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The Guardian
PROPERTY GUIDE





TODAY'S LIFESTYLE

THE stylish, modern four-bedroom home at 16 Sandalwood Avenue, Swan Hill, offers space and comfort into the future.

Set on a 641m² block in arguably the widest Tower Hill street, the brick veneer and rendered brick-facade home with a Colorbond roof is conveniently located and well appointed.

The heart of the home is the open-plan kitchen, dining and living room, with wide open windows and sliding doors to the backyard that allow the morning sunshine to soak in.

The kitchen is divided from the space with an island bench and breakfast bar.

It is fitted with electric appliances including a dishwasher and Westinghouse oven, as well as a good-sized pantry.

The living room has a built-in floating television unit and a desk or workstation complete with drawer and shelf storage.

Timber-look vinyl plank flooring is laid throughout the communal spaces.

The stylish primary bedroom suite with plantation shutters and feature pendant lighting makes the most of the available space, with a concealed walk-through wardrobe as well as shelving behind a hidden sliding door.

The ensuite has a double-bowl timber-look vanity and a large walk-in shower with recessed shelf space.

The other three bedrooms are carpeted with built-in wardrobes, with plantation



shutters in the second bedroom and fitted blinds in the other two.

They are serviced by the family-friendly main bathroom, which includes a deep oval-shaped bath, floor-to-ceiling tiling and a separate toilet.

The well-appointed laundry has plenty of cupboard storage and convenient sliding-door access to the backyard.

Manage the climate inside with ducted heating and cooling throughout the home, and fitted blinds on all windows to keep the heat out or beckon the sun in.

The double garage with remote-controlled door and storage shelving has access to the home.

The securely enclosed backyard was made for making memories, with an alfresco setting

under the verandah and a raised lawn that provides plenty of space for children and pets to run.

Both the back and front lawns are serviced with automatic watering.

This move-in ready home is suited to a growing family, with the quiet of rural life and convenience of suburban living, close to schools, amenities and recreation.

HOME ESSENTIALS

Address: 16 Sandalwood Avenue, Swan Hill **Description:** 4 bedrooms, 2 bathrooms, 1 study, 2 garage **Price:** \$720,000

Inspect: By appointment **Contact:** Darren Scarce, 0419 354 061, NUTRIEN HARCOURTS BR&C



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



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



Central Classic

36 Splatt Street, Swan Hill, Vic

- An iconic Victorian home, beautifully restored, renovated and presented, situated in central Swan Hill.
- Take a trip down memory lane and experience the grandeur and elegance blended with modern function and comfort.
- Classic, authentic period features are all preserved, including polished timber floors, open fireplaces, and a network of windows.
- Four bedrooms, three bathrooms, a gentleman's retreat, chef's kitchen with stone benchtop, and a large outdoor entertaining area.
- Fully ducted evaporative cooling and wood heating, 23 solar panels, 3 phase power.
- The residence sits 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



Agent Darren Scarce
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MODERN ESTATE LIVING

THIS new three-bedroom home at 12 Heirloom Way, Swan Hill in the developing Heirloom Estate was designed for comfortable modern living.

Featuring a seven-star energy rating, a practical floorplan and quality fixtures and finishes throughout, the home can deliver efficiency and low ongoing maintenance.

The wide open-plan kitchen, living and dining space enjoys a wall of windows for ample natural lighting.

The functional kitchen has Caesarstone benchtops, electric cooking and a Westinghouse dishwasher.

The space is complemented by a multi-purpose room that can serve as a playroom, office, spare bedroom or second lounge.

The primary suite includes a walk-through wardrobe and a full ensuite.

The other two bedrooms have built-in wardrobes and bracket the main bathroom, which includes a separate bath and shower, as well as a separate powder room.

For optimised power efficiency, the home features double-glazed windows, LED downlights throughout and multi-head split system air conditioning.

The private backyard is securely enclosed, with a lawn and access down either side of the home.

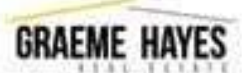
The tidy patio and lawn allow enough space to enjoy a morning coffee and peaceful rural evenings under the stars, and for small pets to stretch their legs.

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

Address: 12 Heirloom Way, Swan Hill **Description:** 3 bedrooms, 2 bathrooms, 2 garage **Price:** \$650,000 **Inspect:** 11.30am - 12pm Saturday, 22 August
Contact: Sandy Deviny, 0400 028 274, Michael Klomp, 0419 203 908, GRAEME HAYES



The only available building site left in this Boutique Golf Course Development



7 Templeton Close, Murray Downs

4 2 2 2 \$1,132,900

Discover the lifestyle you've been dreaming of at Fairways, Murray Downs. This is your last opportunity to secure a premium 1110m² site in this exclusive golf course community. Imagine unwinding in your alfresco area overlooking spectacular fairway views, enjoying a round of golf just moments from your door, or taking a leisurely walk through the beautiful surrounds. At Fairways, every day feels like a holiday. Convenience is at your doorstep, with a café and exceptional dining experiences only a short stroll away. We've carefully designed a home that maximises the stunning outlook and ideal orientation of this sought-after location. Secure

the package now and personalise your new home by selecting your own colours and finishes. Looking for something different? **Pick up your FREE House & Land Package Magazine, featuring:**

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Contact us today to find out more.



400 Campbell St, Swan Hill
P: 5033 2498 | M: 0458330191

G.J. Gardner. HOMES



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 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



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



129 Market Street **BALRANALD**

3 1 -

AFFORDABLE OPPORTUNITY, DUAL ACCESS ALLOTMENT

Positioned on a substantial 812sqm allotment with the added benefit of dual access from Market Street and Curla Lane, this affordable three-bedroom home presents an excellent opportunity for first home buyers, investors or renovators looking to add value.

- 812sqm allotment (approx.)
- Dual access from Market Street and Curla Lane
- Three-bedroom home
- Open plan kitchen and living area
- Wood heating
- Fully fenced yard & Garden shed

For sale: \$180,000
Inspect by appointment

Michael Klomp
0419 203 908



RURAL FARMLET WITH MODERN EFFICIENCY

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

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

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

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

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

There is also a large powered shed and the property includes a tractor and ride-on mower.

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

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

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



HOME ESSENTIALS

Address: 70 Eagle Lane, Koraleigh **Price:** \$420,000
Description: 2 bedrooms, 2 bathrooms, 2 garage **Inspect:** By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES



PRIME SOUTHVIEW ESTATE LOCATION

SITUATED in the peaceful and family-friendly Southview Estate, this generous 679sqm block at 17 Bronte Court offers the perfect canvas for your new home.

Titled and ready to build on, this block is nestled in a quiet court just off Yana Street – an ideal location for families, first-home buyers, or savvy investors.

With a wide frontage and ample space for a modern residence, the possibilities are endless.

Enjoy the convenience of being within walking distance to Ken Harrison Reserve, Swan Hill Specialist School, Swan Hill Primary School, and a range of other local amenities including shops, parks, and sporting facilities.



HOME ESSENTIALS

Address: 17 Bronte Court, Swan Hill **Price:** \$175,000
Description: 679sqm land **Inspect:** By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY

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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	812	SOLD
444	714	\$192,000
445	585	\$183,500
446	642	\$185,000
447	642	\$185,000
448	706	\$196,000
449	673	\$194,000
450	673	\$196,000
451	706	\$192,000
452	682	\$185,000
453	682	\$185,000
454	710	\$191,000
455	715	\$192,000
456	797	SOLD
457	833	SOLD

STAGE 15

STAGE 14

towerhill.swanhill.vic.gov.au

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CONTEMPORARY COUNTRY LIVING

THIS modern three-year-old residence at 2882 Murray Valley Highway, Nyah offers space, style and country tranquility 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

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, 22nd August from 10 - 10:30am





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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, 22nd August from 11 - 11:30am





BROAD REALTY

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.

OPEN FOR INSPECTION
Saturday, 22nd August from 11:15 - 11:45am



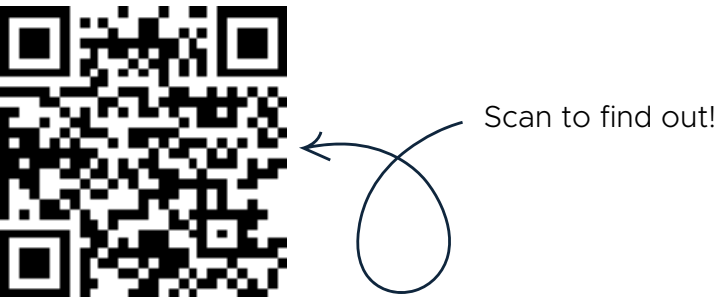
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BROAD REALTY

WHAT'S MY PROPERTY WORTH?





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

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 bathroom, 4 garage **Price:** \$560,000 **Inspect:** By appointment

Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



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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

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