

The Guardian

PROPERTY GUIDE



**EASY MODERN
LIVING**

Turn to page 2

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The Guardian

PROPERTY GUIDE





EASY MODERN LIVING

THE brick-facade three-bedroom home at 4 Fuchsia Drive, Swan Hill offers modern, low-maintenance comfort for many buyers.

Well cared for, the home is move-in ready for first home buyers, young families and downsizers.

Set on a tidy 496sqm (approx.) Tower Hill allotment, with Barry Steggall Park just a short walk away, the property enjoys the family-friendly convenience of suburban living.

From the neat front yard, the home opens into the separate living room, laid with plush carpet, before the hallway continues into the open-plan heart of the home.

The 2.7m ceilings that feature throughout add to the home's sense of space.

The kitchen, dining and family room overlook the patio and backyard, with warm-toned timber look vinyl plank flooring complementing the light-filled space.

An island bench and breakfast bar, electric appliances including an LG dishwasher and Westinghouse oven and cooktop, and ample storage make the kitchen well-suited to convenient daily living.

The primary bedroom overlooks the front yard, and includes a walk-in wardrobe with built-in hanging and shelf storage, as well as a full ensuite with vanity, shower and toilet.

All three bedrooms have ceiling fans and plush carpets.

The main bathroom is family friendly, with a bath, a vanity with under-bench storage and a corner shower, with a separate toilet.

For added climate control, roller blinds are fitted on the windows throughout the home, and the home is serviced by ducted reverse-cycle heating and cooling.



The patio provides an outdoor entertainment area complete with downlights, a ceiling fan and a pull-down blind.

The surrounding backyard, including low-maintenance gardens and a two-tiered

lawn, is securely fenced, providing space for children and pets to enjoy the outdoors. A sprinkler system services both the front lawn and raised rear lawn, further enhancing the home's easy-care appeal.

The double garage features an automatic

door, epoxy flooring, room for storage and a manual rear roller door providing convenient drive-through access to the backyard.

This home on a quiet Tower Hill drive is ready to welcome its next owners and begin a new chapter.

HOME ESSENTIALS

Address: 4 Fuchsia Drive, Swan Hill **Description:** 3 bedrooms, 2 bathrooms, 2 garage **Price:** \$650,000 **Inspect:** 11-11.30am Saturday, 29 August

Contact: Charlotte Broad, 0411 207 321, Lilliana Goudie, 0439 229 869, BROAD REALTY



15 Mulbar Street, SWAN HILL



FOR SALE **\$340,000**

2 BED | 1 BATH | 1 CAR

Offering comfortable living with plenty of scope for future enhancement, this two-bedroom residence presents a great opportunity for first home buyers, investors or those looking to make their mark over time. Set on a generous 589sqm (approx.) allotment, the home provides a practical layout complemented by a spacious backyard and valuable shedding.

OPEN FOR INSPECTION
Saturday, 29th 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

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.

OPEN FOR INSPECTION
Saturday, 29th August from 11:15 - 11:45am



4 Fuchsia Drive, SWAN HILL



FOR SALE

\$650,000

3 BED | 2 BATH | 2 CAR

Combining generous proportions with an easy-care design, this three-bedroom residence delivers comfortable modern living across a thoughtfully considered floorplan. Set on a low-maintenance 496sqm (approx.) allotment, multiple living zones, impressive outdoor entertaining and excellent vehicle access create an appealing option for families, couples or those simply seeking more space without the upkeep.

Enhanced by 2.7m ceilings throughout, the interior opens with a separate living room before flowing through to the spacious open-plan kitchen, dining and family area. At the centre, the kitchen offers excellent bench and storage space with a large island, Westinghouse electric oven and cooktop, dishwasher and generous pantry storage, with direct access to the alfresco.

OPEN FOR INSPECTION
Saturday, 29th August from 11 - 11:30am



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

RBA PLAYS WAIT-AND-SEE ON RATES

In a unanimous decision the Reserve Bank of Australia has kept interest rates on hold at 4.35 percent.

It was always highly likely, despite the longer term outlook being for more increases. Lower-than-expected inflation for the second quarter of 2026 was one of the indicators the RBA would have taken into account at its Monetary Policy Board meeting and interest rate decision on August 11.

The other is the unemployment rate, that remained steady at 4.4 percent for June.

Commercial and residential property consultancy Knight Frank Research expected the RBA to hold because of the inflation figures.

June monthly inflation data was softer than expected with headline inflation falling to 3.8 percent over the year and trimmed mean inflation falling to 3.6 percent.

The June unemployment rate held steady at 4.4 percent.

ABC business reporter Gareth Hutchens and business editor Michael Janda said the hold comes after headline inflation cooled a bit in June, and property prices declined by a little more than anticipated in recent months.

Economists have been warning that underlying inflation is still too high, with some saying that they expect interest rates have to rise again, at some point, to squeeze inflation out of the economy.

But the RBA's latest forecasts show a more upbeat picture than the bank's last forecasts published in May.

The bank has noted that scheduled mortgage repayments relative to household disposable income have increased to be close to their 2024 peak.

In the new forecasts, headline inflation, while still well above the bank's 2-3 percent target range, has come in nearly a full percentage point lower than its previous forecast.

Its preferred more stable measure of "trimmed mean" inflation is 0.2 percent below the last forecast.

The bank is now forecasting inflation to have a slower, steadier trajectory down from current levels to be back at the 2.5 per cent midpoint of its target by early 2028.

Yet RBA governor Michele Bullock said the softened housing market was not a constraint the board felt it needed to weigh up in its decision making.

Australian households are spending about 12 percent of their disposable income servicing debt, including consumer credit repayments. That overall number includes the millions of households that have little or no debt.

As in 2024, Australia is now approaching the overall debt payment burden households faced just before the global financial crisis in 2008, when the RBA's cash rate was 7.25 percent, but mortgage debts were generally much smaller.

The RBA has delivered 75 basis points of cash rate hikes so far this year, pushing the official cash rate target up to 4.35 percent.

Economists now note that mortgage holders have "dodged a bullet" regarding an immediate August rate hike.

While major institutions like Commonwealth Bank (CBA) predict the RBA will remain in a holding pattern for the rest of the year, independent forecasters note a fourth rate hike before Christmas cannot be entirely ruled out if global energy supply shocks worsen.

The RBA Board's next meeting is in late September.

Reserve Bank of Australia governor Michele Bullock. Photo: AAP.



HOME FOCUS

FOR SALE

'Curries,' Woorinen South VIC

258 hectares* (637.5acres*)

Broadacre cropping adjoining major grain delivery site

- Undulating mallee loam producing high quality cereals, legumes and oilseed crops.
- Sown to lentils. Excellent crop rotations. '22 Lentils. '23 wheat, '24 lentils, '25 wheat. 232ha* arable.
- GWM pipeline water connected. Adjoins Emerald grain delivery site at Woorinen.
- 10% deposit. Settlement 12 January 2027. The growing crop is **NOT** included in the sale.

Asking Price \$1,100,000. (\$1,725/acre* or \$1,919/acre* arable). *approx

eldersre.com.au | 300P193479
Elders Swan Hill 03 5036 0100
Matt Rowlands 0447 818 304
Peter Robertson 0417 636 348

www.eldersrealestate.com.au

12896450-MA35-26

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.

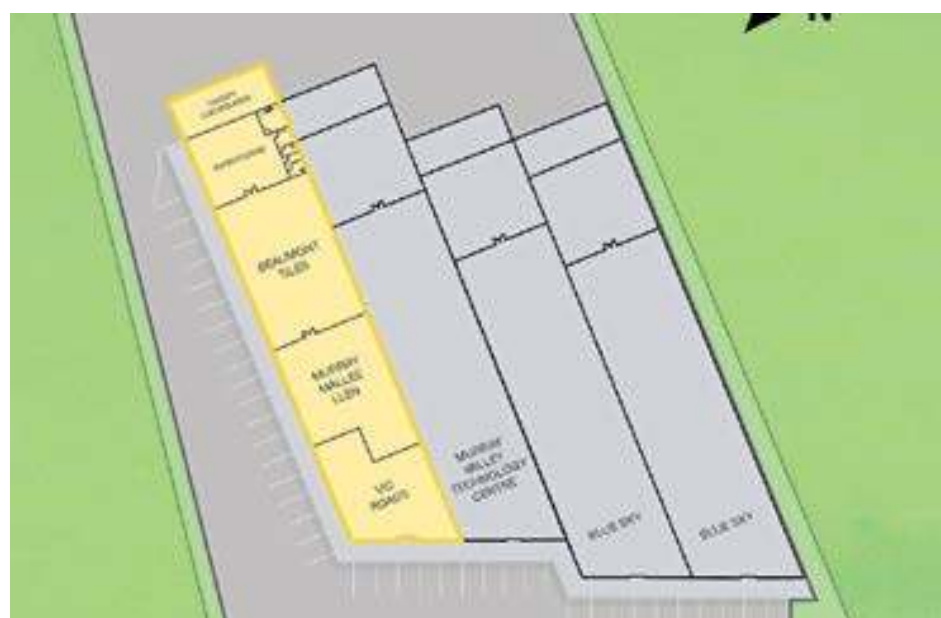
Titled and ready to build on, this block is nestled in a quiet court just off Yana Street – an ideal location for families, first-home buyers, or savvy investors.

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



AUCTION NEXT WEEK

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

An exceptional commercial investment opportunity awaits at McNeill Court, Swan Hill. Offered across two freehold titles, this premium asset is securely leased to three established tenants, delivering diversified income backed by government, community and national retail covenants. Positioned within one of the region's most prominent commercial precincts, the property offers strong occupancy history, excellent exposure and outstanding long term growth potential. A tightly held investment of this calibre presents an outstanding opportunity for astute investors seeking secure regional commercial returns.

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

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

1108

■ *We bring* the whole team

raywhiteswanhill.com

REAL ESTATE | 5

A large, round, white and blue inflatable pool is set up in a backyard. A blue tarp is draped over the left side of the pool, and a white ladder is leaning against it. The pool is surrounded by a dark metal fence. In the background, there are trees and a blue shed.

BROAD REALTY



34 McCallum St



3 1 -

Michael Klomp
0419 203 908



3 1 2

Michael Klomp
0419 203 908



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

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

2023m²

14 Wakool St
TOOLEYBUC

Fantastic opportunity to secure a double residential block in the heart of Tooleybuc. Just a short stroll to the river, pub, club, and golf course - it is perfectly poised for your dream home.

With subdivision potential you can quickly see that there isn't another like this on offer.

Contact Mick or Cal for more information

\$148,000



SALE

6.16Ha

LOT 75/DP820131
TOOLEYBUC

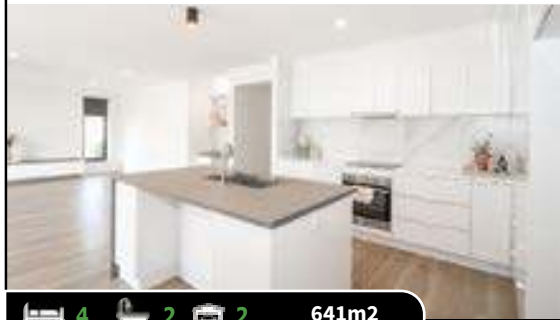
Best of both worlds with this 6.16 Hec block in a rural setting but right on the corner of Grant & Wood St in Tooleybuc!

With access to water taken care of, all other services are literally meters away. Lots of potential here for an astute buyer.

Contact Mick or Cal for more information

\$90,000

NEW LISTING



4 2 2 641m2

Modern Lifestyle

16 Sandalwood Avenue, Swan Hill, Vic

- This thoughtfully designed home offers a perfect blend of comfort and style, making it a great choice for young families and retirees alike
- Superbly positioned in one of Tower Hill's most sought-after locations, the attraction being the desirable wide street for ease of access
- Only eight years old, the brick veneer home on a block of 641m2, features a formal entry, four bedrooms, two bathrooms, a spacious living area, functional laundry, alfresco dining and a double garage
- At the heart of the home is an open plan living, dining and kitchen area with stylish timber-look vinyl plank flooring and large glass sliding doors opening onto the alfresco dining area and rear yard, creating a harmonious indoor-outdoor living experience
- A nice touch is the built-in TV unit and study desk in the living area
- The modern kitchen includes an island bench with a dishwasher, electric oven, cooktop and rangehood, pantry and large fridge cavity
- Plantation shutters are featured in the master bedroom which also boasts a large ensuite with double-bowl vanity, a concealed walk-in robe and extra built-in storage
- Additional three bedrooms all include built in robes and carpet
- The beautifully styled bathroom includes a large freestanding oval shaped bath, shower recess and vanity unit with floor to ceiling tiles and plantation shutters
- Fully ducted split-system RCAC for year-round comfort
- Double garage with storage and remote controlled door
- Established garden with automatic watering system
- Ready for you now with immediate vacant possession

Price: \$720,000

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



NEW LISTING



3 1 3 14.43Ha

The Sounds of Silence

326 Tyntynder Central Road, Tyntynder, Vic

- Escape the city noise to a quiet and peaceful country lifestyle on 36 acres
- A one-owner ranch style brick and cedar home with traditional front and rear veranda's, in a stunning garden setting with tall shade trees and sprawling lawns
- Approximately 11km to Swan Hill, 6km to Beverford and 3km to the Murray River
- Beautifully maintained and superbly presented, the home features a timber kitchen with modern electric appliances, dining area, living area with cosy wood heating, three spacious bedrooms – all with built-in robes and carpet, a study, stylish renovated family bathroom and laundry
- Laminated timber flooring, block-out and privacy roller blinds, ducted evaporative cooling and solid fuel heating
- Magnificent all-weather outdoor entertaining complex directly off the back veranda with a high pitched roof and ceiling fans – Christmas day lunch has never looked better!
- Single carport plus additional double carport and workshop
- Dry block with 5 megalitres of stock and domestic water supply, currently with a very good cover of feed
- Cattle yards, large capacity water storage tanks
- A picture-perfect rural lifestyle property

Price: \$725,000

Inspection by appointment



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



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



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



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.

Upstairs the rumpus room enjoys access to a balcony with panoramic views of the iconic

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



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



There is also a large powered shed and

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



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



LOTS 21, 21A, 22 MITIAMO-KOW SWAMP ROAD, MITIAMO VIC 3573

Entry Level Terricks Grazing Opportunity (184Ha)

- Positioned between the Terrick Terrick National Park and Bendigo Creek, with frontage to the creek along its western boundary
- Rising, well-drained soils supporting quality native herbage and several stands of remnant vegetation
- Genuine history of native grass seed collection, reflecting the property's conservative management
- Connected to the Terricks West Stock & Domestic pipeline scheme for reliable stock water year-round
- 75km north of Bendigo and 50km west of Echuca — a peaceful rural setting with easy access to regional centres
- An ideal entry point for first-time land buyers, expanding graziers, or a well-positioned lifestyle & grazing block

FOR SALE – CONTACT AGENT

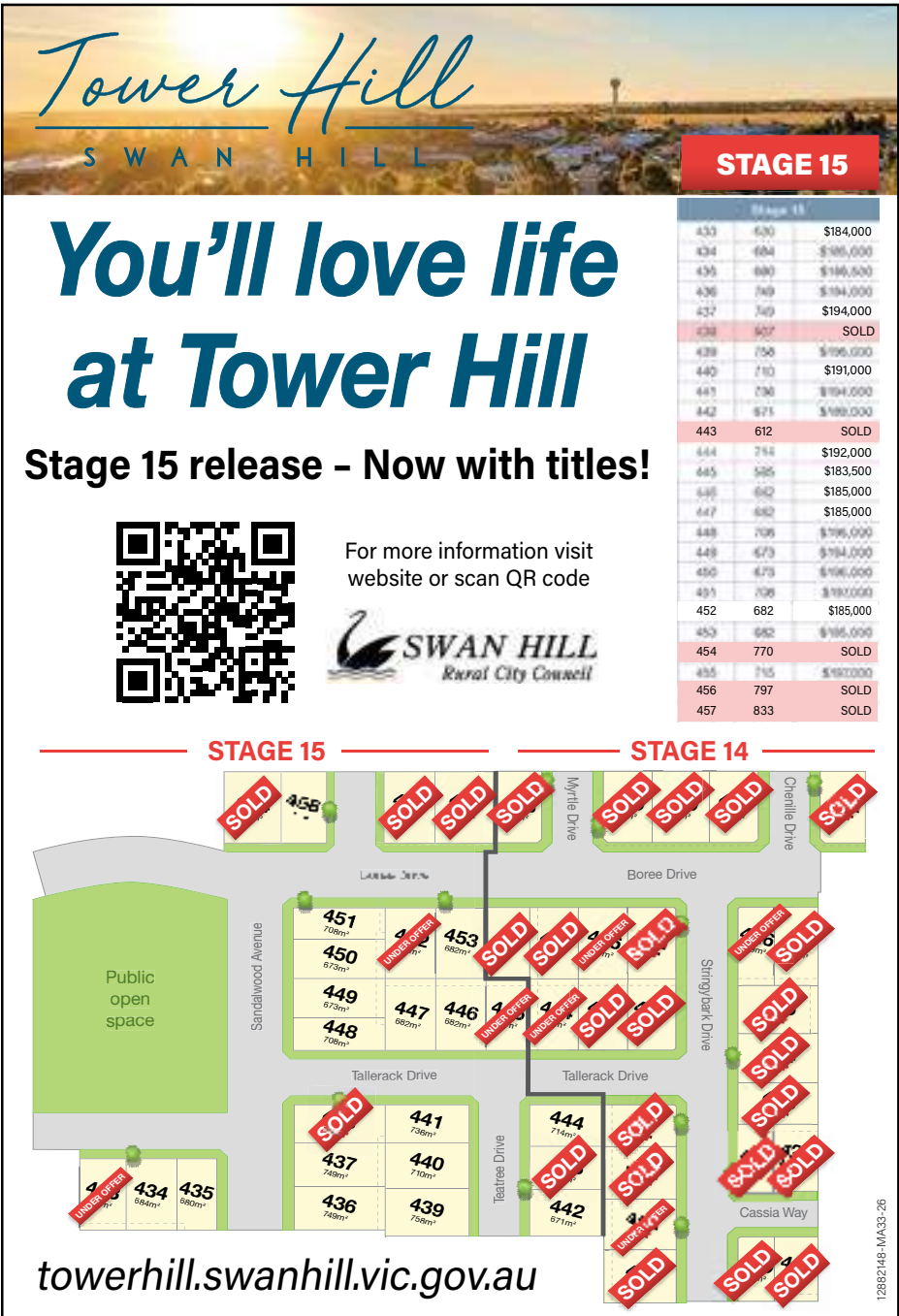


DAVID LEEDS
0418 594 416
David@borderrealestate.com.au

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification & legal advice



BORDERREALESTATE.COM.AU 1300 492 201 1/226 PAKENHAM STREET, ECHUCA, VIC 3564





OPPORTUNITY AWAITS

THE substantial landholding at Lot 6&7/1 Koraleigh Road, Tooleybuc, comprising of approximately 1.28 hectares in total, offers an exciting opportunity in one of the region's charming small-town communities.

The generous scale provides an opportunity to think beyond the ordinary and consider what could be achieved over time (SCTA).

Build a country escape, the ideal lifestyle base, secure land for the future, or embrace the river lifestyle on the two-title configuration that opens up many an opportunity.

There is enough land to pursue projects only dreamt of, creating gardens, enjoying outdoor entertaining or simply having the freedom that comes with owning a substantial parcel.

With the ability to subdivide into two titles or more, the property also presents an opportunity to secure a substantial landholding without the scale or price point typically associated with large rural properties.



HOME ESSENTIALS

Address: Lot 6 & Lot 7 Koraleigh Road, Tooleybuc **Price:** \$254,000
Description: 1.28ha land **Inspect:** By appointment
Contact: Tracey Smith, 0438 078 852, RAY WHITE



VISION TO REALITY

THE parcel of land at Lot 1 Station Street, Lake Boga presents an exciting opportunity to bring the vision of a dream home to life.

The 971m² allotment has both front and rear access and plenty of room to design a lakeside lifestyle, making possible a beautifully landscaped garden or expansive outdoor entertaining spaces to complement a home (STCA).

Nestled within an emerging area just moments from the lake, local pub and post office, this is a chance to secure a place in a growing community.

Offering both convenience and potential, this vacant allotment is ready to become something special.



HOME ESSENTIALS

Address: Lot 1 TP168583 and TP168584 Station Street, Lake Boga **Price:** \$125,000
Description: 971m² land **Inspect:** By appointment
Contact: Damian Jones, 0401 648 175, RAY WHITE

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.

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- Block sizes and availability
- Comprehensive inclusions
- From low-maintenance townhouses to spacious family homes, there's a package to suit every lifestyle and budget.

Contact us today to find out more.



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

G.J. Gardner. HOMES

TO ROBINVALE 135km
TO MILDURA VIA EUSTON 217km

TO ULTIMA 31km
TO SEA LAKE 73km

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

TO MURRAY DOWNS 5km
TO MOULAMEIN 69km

TO AERODROME 3km
TO LAKE BOGA 16km
TO KERANG 59km