The Guardian
PROPERTY GUIDE

HOME SIZED UNIT

Turn to page 2

LJ Hooker

Selling your home?

Advertise your property in The Guardian Property Guide and get results.

The Guardian
PROPERTY GUIDE















FULL-SIZED HOME IN UNIT SETTING

AT THE entryway to the township in the coastal Southgate Apartments, this two-bedroom apartment at 7/478 Campbell Street, Swan Hill, feels bigger on the outside than its compact footprint.

Conveniently located, the apartment provides plenty of opportunity to enjoy the rich natural surroundings, just a short walk from the Little Murray River and across the road from the Swan Hill Race Track.

The enclosed courtyard entryway sits at the back of the apartment block, providing some privacy and seclusion from the main thoroughfare.

The home opens into the family-sized kitchen, living and meals space, which belies the apartment setting.

The kitchen is comprised of a three-sided bench and breakfast bar, a two-door step-in pantry, ample storage and plenty of floorspace.

It is appointed with electric appliances including a four-plate cooktop, a wall-mounted oven and grill, and a dishwasher.

The separated meals space could also serve as a home office or other purpose.

Set behind a dark timber dividing frame, the living room provides plenty of space to spread out and relax.

The space is serviced by a Mitsubishi split system air conditioning unit for year-round comfort.

The two bedrooms enjoy natural light through the northerly windows, and are carpeted with three-door built-in wardrobes and ceiling fans.

The primary bedroom also includes a full-sized ensuite with a corner shower, vanity and toilet.



The spacious main bathroom is similarly appointed, with additional cupboard storage.

The home also includes a laundry with storage and room enough for a washer and dryer.

The apartment includes an off-street carport space.

The sturdy cinderblock construction provides both a quiet home environment and secure foundations, for a comfortable and safe investment for years to come.

With a well-regarded long-term tenant, the apartment can provide an immediate return to an investor, or a delightful private lifestyle to an owner occupier.

HOME **ESSENTIALS**

Address: 7/478 Campbell Street, Swan Hill Description: 2 bedrooms, 2 bathrooms, 1 garage Price: $369,000 Inspect: By appointment

Contact: John Monahan, 0427 292 965, LJ HOOKER

Now Selling
Last Available Block







Currawong Court, Murray Downs

Magnificent Lifestyle Home Site 2475sqm with 26m Course Frontage

VINTAGE RELEASE

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

VIEW
By Appointment

AGENT
John Monahan
0427 292 965

Enquire today

LJ Hooker
Swan Hill 5033 1331







7 Nalder Drive, Swan Hill

3 2 2

Quiet, southern location on wide block 3 bedroom family living in great area

FOR SALE
$620,000

VIEW
By Private Appointment

AGENT
John Monahan
0427 292 965

Enquire today

LJ Hooker
Swan Hill 5033 1331







Unit 7, 478 Campbell Street, Swan Hil

2 2 1

Super spacious 2 bedroom unit Prized quiet & discrete southern location

FOR SALE
$369,000

VIEW
By Private Appointment

AGENT
John Monahan
0427 292 965

Enquire today

LJ Hooker
Swan Hill 5033 1331

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.



BROAD REALTY

HOME **ESSENTIALS**

Address: 476 Campbell Street, Swan Hill Description: 919sqm land Price: $395,000 Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



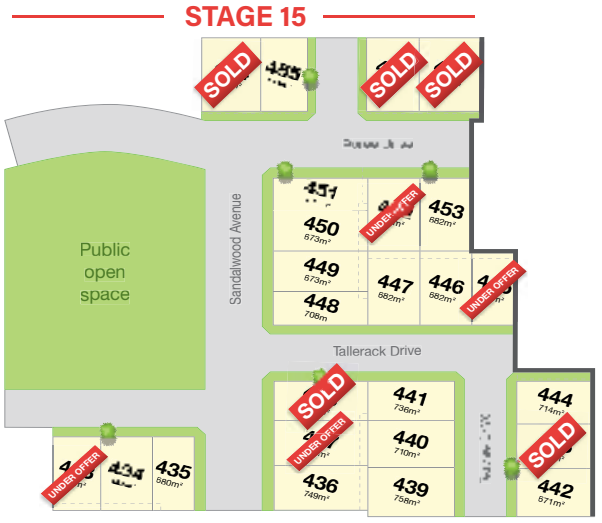
You'll love life at Tower Hill

Stage 15 release – Now with titles!

For more information visit website or scan QR code

SWAN HILL Rural City Council

STAGE 15



STAGE 15		
433	650	$184,000
434	684	$185,000
435	680	$186,500
436	749	$194,000
437	749	UNDER OFFER
438	807	SOLD
439	758	$196,000
440	710	$191,000
441	736	$194,000
442	671	$189,000
443	612	SOLD
444	714	$192,000
445	595	$183,500
446	682	$185,000
447	682	$185,000
448	708	$196,000
449	673	$194,000
450	673	$196,000
451	708	$197,000
452	682	$185,000
453	682	$185,000
454	770	SOLD
455	715	$197,000
456	797	SOLD
457	833	SOLD

towerhill.swanhill.vic.gov.au

I2898603-MA36-26

PROPERTY **NEWS**



LIGHT THE WAY

THE kitchen is one of rooms in which we spend most of our time. Make sure the lighting is optimised to elevate the experience! Here are a few quick, yet effective tips to get you started

ADAPT YOUR LIGHTING TO THE INTERIOR

If you have cupboards above your worktop, focus on lighting under these cabinets. If you have none it becomes important to add lighting above the countertop, both subtle lighting to create an atmosphere, but primarily stronger lighting for when you need worktop lights.

SELECT THE RIGHT COLOUR

Make sure to choose the same light colour for all of your bulbs. It's not as tricky as it sounds; retailers usually offer 3000K as warm white, however, we recommend 2700K for a finer lighting mood.

AVOID DULL LIGHT

Choose point LED lighting instead of a joint LED under cupboards for worktop lighting, as the strip often gives a flatter and thus a dull light.

EMPHASISE BEAUTIFUL TILES

Place the light source closer to the wall underneath your cupboards, if you want to emphasise the tiles or backsplash

FINALLY...

We spend some of our most important moments around the dinner table and lighting plays an important role when it comes to the mood we want to set for these moments. Opt for a gentle, preferably dimmable light source and make sure that the lamp above the dining table isn't in the way of the view or the person you're talking to.

Source: Helena Åkerberg, Light Architect at Greatlight

GRAEME HAYES REAL ESTATE

34 McCallum St







8 Domaille Cres SWAN HILL — 3 | 1 | 2

ORIGINAL CHARM, WORKSHOP & PLENTY OF POTENTIAL

Positioned in an established pocket of Swan Hill, 8 Domaille Crescent presents an excellent opportunity for first home buyers, investors or renovators looking to secure an affordable three-bedroom home with plenty of scope to add value.

- Three bedrooms
- Central bathroom with shower, bath and vanity
- Original kitchen with gas freestanding oven and stove
- Split system heating and cooling
- Approx. 6m x 6m workshop with concrete floor
- Established lawns and gardens within well-fenced yard

For Sale: $315,000
Open for Inspection
Saturday 12 - 12.30pm

Michael Klomp
0419 203 908







3620 Murray Valley Hwy WOOD WOOD — 3 | 1.5 | 2

RURAL LIFESTYLE LIVING WITH CHARACTER & SPACE

Set amongst established gardens and open paddocks, 3620 Murray Valley Highway offers an appealing rural lifestyle on approximately 9 acres, combining a spacious three-bedroom home with useful shedding, established grounds and an extensive water setup.

- Approximately 9 acres (Three paddocks)
- Established gardens and lawn areas
- River water pumped to the home and gardens plus two rainwater tanks
- Two split systems and ducted evaporative cooling
- Powered workshop with concrete floor
- High ceilings and a comfortable layout

For Sale: $500,000
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 Rutherford St SWAN HILL — 3 | 2 | 2

COMFORT, SPACE & CONVENIENCE IN A GREAT LOCATION

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

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

For Sale: $410,000
Open Inspection
Saturday 11.15 - 11.45am

Michael Klomp
0419 203 908

12898559-MA36-26

www.ghrealestate.com.au **Ph: (03) 4016 2005**

K.B PROPERTY CO.







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

Mick Kelly 0407 725 443 | **Cal Beasy** 0407 021 987 | **info@kbprop.com.au**

12898560-MA36-26

K.B PROPERTY CO.

SALE 2 Bed | 2 Bath AWARD-WINNING EXCELLENCE AT 1/13 KIMBERLY AVE



Exceptional design. Effortless living. A home built with quality, comfort and accessibility in mind.

Proudly presented at 1/13 Kimberly Avenue, this remarkable 2-bedroom, 2-bathroom townhouse offers arare combination of award-winning design, spacious living and sophisticated low-maintenance appeal.

Thoughtfully designed with mobility access considered throughout the entire home, this residencedelivers an exceptional level of functionality without compromising on style.

From the moment you enter, the quality is unmistakable. Light-filled living spaces are enhanced by double-glazed windows, quality curtains and blinds, creating a comfortable and beautifully appointedenvironment throughout the year.

At the heart of the home, the stylish contemporary kitchen features stone benchtops, quality finishes andexcellent functionality, making it equally suited to everyday living and entertaining.

- A Home Designed Around You
- Award-winning design and presentation
- Mobility-friendly design throughout the entire home
- Two spacious bedrooms and two beautifully appointed bathrooms
- Master bedroom featuring a private ensuite and fully fitted cabinetry walk-in robe
- Spacious, modern bathrooms designed with comfort and accessibility in mind
- Large contemporary kitchen dining area with stone benchtops
- Light-filled living areas with double-glazed windows
- Quality curtains and blinds throughout
- Excellent built-in storage and cabinetry
- Private outdoor entertaining area
- Established gardens with in-ground sprinkler system
- Secure lock-up garage with automatic door
- Exceptionally low-maintenance lifestyle

Every element has been carefully considered to create a home that is not only beautiful, but genuinely practical.

Whether you're looking to downsize without compromising on quality, seeking a stylish first home, searching for a secure investment, or simply wanting a home that offers comfort, accessibility and easy living, this property deserves your attention.

Award-winning design doesn't come along every day.







$790,000

Contact Mick or Cal for more information

Mick Kelly 0407 725 443 | **Cal Beasy** 0407 021 987 | **info@kbprop.com.au**

1289856i-MA36-26



JUST LISTED

3 2 2044

55 Taverner Street, Berriwillock

Set in the heart of Berriwillock, the historic Golden Crown Hotel presents a rare opportunity to secure a genuine piece of Mallee history. Originally built in 1896 from local limestone and brick, this iconic freehold property combines character, community connection and exciting potential. Ideal for an experienced publican, hospitality operator or astute investor, the property offers scope to continue its country pub tradition while exploring accommodation, dining, functions and tourism opportunities, STCA. A unique freehold offering not to be missed.

Sale
$220,000 + GST

View
Fri-4-Sep-2026
4:00pm to 4:30pm

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

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

We bring the whole team

raywhiteswanhill.com



JUST LISTED

4 1 1 23ac

Lot 1/584 Godwins Road, Berriwillock

Lot 1, 584 Godwins Road, Berriwillock offers an affordable opportunity to embrace genuine country living on approximately 23 acres. The character-filled four-bedroom mud-brick home provides flexible space for families, guests or a home office. The expansive surrounds offer room for animals, horses, gardens or hobby farming. With plenty of space to live, grow and make your own, this peaceful rural property combines lifestyle, privacy and potential at an accessible price point.

Sale
$155,000

View
Fri-4-Sep-2026
5:00pm to 5:30pm

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

Tracey Smith
0438 078 2507
tracey.smith@raywhite.com

We bring the whole team

raywhiteswanhill.com



JUST LISTED

3 1 2 1002

45 Marraboor Street, Lake Boga

Set on a traditional quarter-acre block, this charming home blends beautiful period features with practical modern living. Timber floorboards add warmth and character, while multiple heating and cooling options provide year-round comfort. Welcoming verandahs and a dedicated outdoor entertaining area offer the perfect place to relax or entertain. A large powered shed with concrete flooring, plus a two-car carport, provides excellent storage and workspace. Full of character, space and exciting renovation potential to add your own style and value.

Sale
$370,000

View
Sat-5-Sep-2026
9:00am to 9:30am

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

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

We bring the whole team

raywhiteswanhill.com



JUST LISTED

4 2 2 22.9ac

5213 Murray Valley Highway, Castle Donnington

Country Lifestyle Living Just Minutes from Swan Hill. Set on approximately 22 acres and only five minutes from Swan Hill, this architecturally designed four bedroom plus study home delivers space, character and lifestyle appeal. Featuring slate and timber flooring, exposed beams, multiple living zones and a cosy wood heater, the home is designed for relaxed family living. Outdoors, enjoy entertaining areas, a swimming pool and ample shedding. A rare opportunity to enjoy genuine acreage living with the convenience of Swan Hill just minutes away.

Sale
$749,000

View
Sat-5-Sep-2026
10:00am to 10:30am

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

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

We bring the whole team

raywhiteswanhill.com



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



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

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 1110m^2 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:

- Pricing on a wide range of homes
- Detailed floorplans
- 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

12864510-MA18-26



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.

GRAEME HAYES REAL ESTATE

HOME **ESSENTIALS**

Address: 12 Heirloom Way, Swan Hill Price: $650,000
Description: 3 bedrooms, 2 bathrooms, 2 garage Inspect: 12.30 - 1pm Saturday, 22 August
Contact: Sandy Deviny, 0400 028 274, Michael Klomp, 0419 203 908, GRAEME HAYES



PANORAMIC VIEWS

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.

GRAEME HAYES REAL ESTATE

HOME **ESSENTIALS**

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

noel watson PTY LTD
"PROFESSIONALISM AND EXPERIENCE"
5032 4800
353 Campbell Street, Swan Hill

FAMILY HOME - ABSOLUTELY IT IS!
62 Pritchard Street, Swan Hill



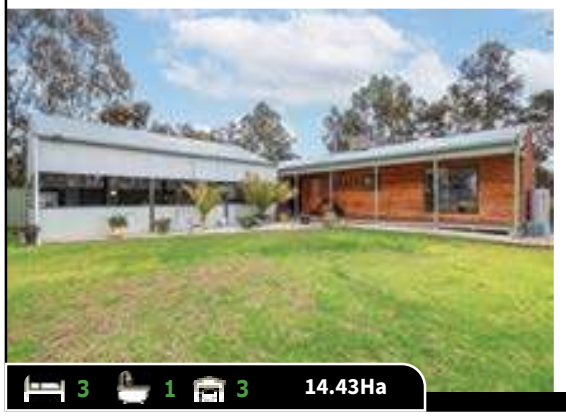
From the moment you walk into this inviting 3 bedroom home you will feel warm and welcome. So much to enjoy with open plan living, modern kitchen and outside a huge decking entertainment area, plus a large shed with double roller doors. Perfect family location close to schools, pre-school, park and the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

$540,000

12898453-MA36-26

SALES: NOEL WATSON - 0408 272 741
VIEW OUR FULL RANGE OF PROPERTIES AT
WWW.NOELWATSON.COM.AU







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



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.

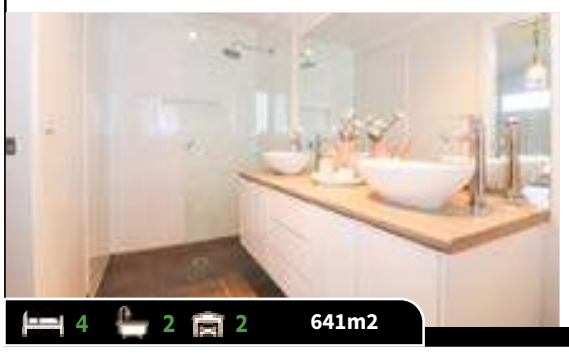


Joe O'Reilly
M 0427 329 911
joreilly@brcagents.com.au

brcswanhill.nutrienharcourts.com.au

1289829-MA36-26







4 2 2 641m2

Modern Lifestyle

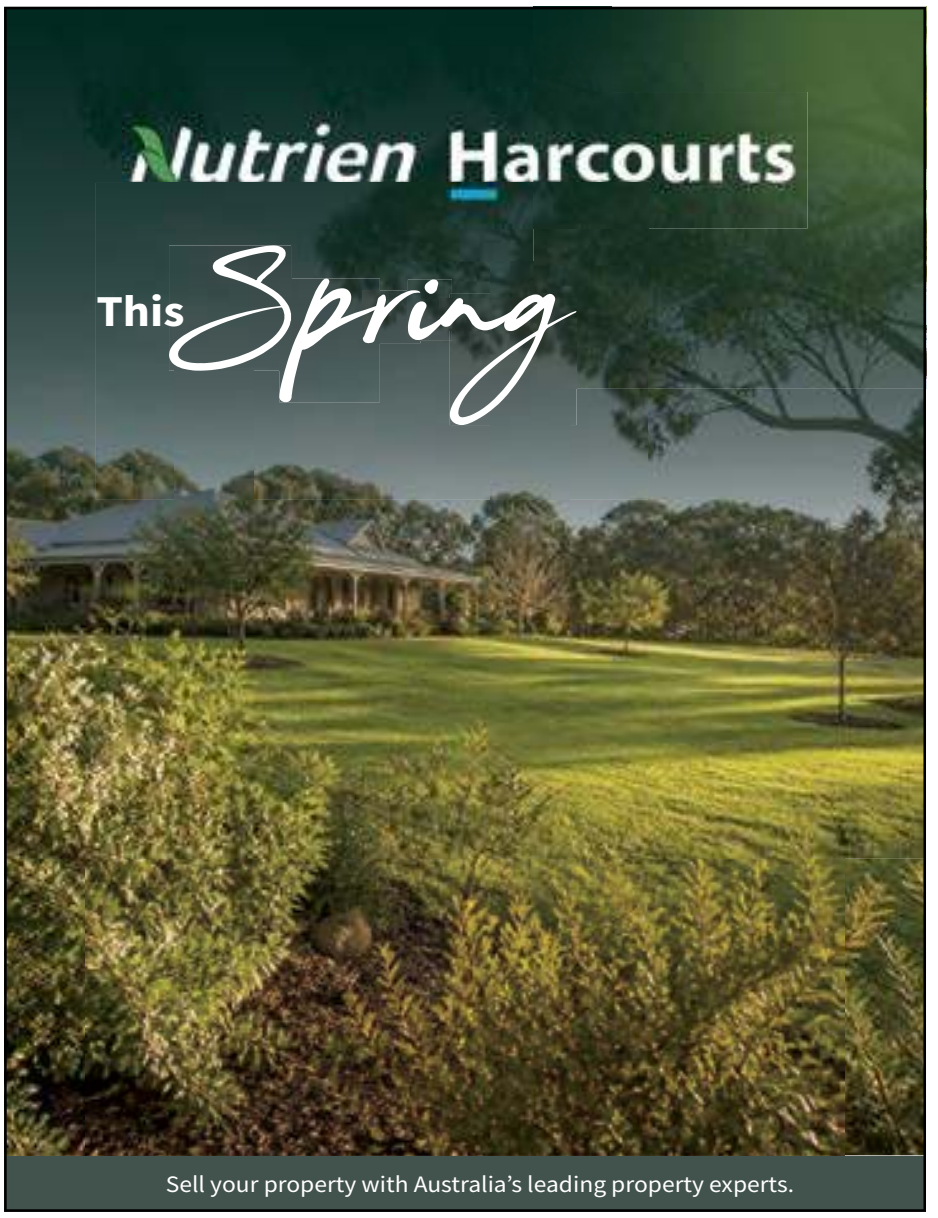
16 Sandalwood Avenue, Swan Hill, Vic

- 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: $690,000 - $720,000
Inspection Saturday, 9.30am - 10am



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





4 3 3 1360m²

Central Classic

36 Splatt Street, Swan Hill, Vic

- An iconic Victorian home, beautifully restored, renovated and presented, su… located in central Swan Hill.
- Take a trip down memory lane and experience the grande… and elegance blended with modern function and con…
- Classic, authentic period features are all… …tetwork, polished timber floors, open fir…
- Four bedrooms, three b… …ntleman's retreat, chef's kitchen with stone be…
- Fully d… …winter warmth of wood heating, 23 solar panels, 3 phase p…
- The resi… …deep on a huge 1360m2 allotment, with a paved circular driveway and three per… 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.

SOLD

Price: $1,260,000



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

brcswanhill.nutrienharcourts.com.au

12898300-MA36-26



HEAVEN SENT

A FORMER Baptist Church with sturdy foundations and plenty of scope to complete a renovation within a reasonable budget, 44 McAlpine Lane, Nyah offers ample opportunity into the future.

The property is well appointed with three carpeted bedrooms with large windows, multiple bathroom facilities and a caterer's kitchen.

The open lounge area with solid fuel heating has more than enough room for another two bedrooms and could be split up into living or rumpus room, to make the most of the double brick building and solid cement slab.

Set on a half acre, the property offers plenty of room to reestablish gardens and grass.

The property also includes five accommodation rooms and a communal kitchen and bathroom plus laundry as part of main building, that has been used for workers in the area and could either be sold or kept for a revenue stream.

Also included is twenty-three solar panels (10kw) with 40kw battery and an old bus.

HOME **ESSENTIALS**

Address: 44 McAlpine Lane, Nyah Price: $335,000
Description: 3 bedrooms, 1 bathrooms, 4 garage Inspect: By appointment
Contact: Mick Kelly, 0407 725 443, KB PROPERTY CO



THE ONE AND ONLY

SET in the captivating and tranquil new estate with commanding views of the Murray River, 12 Tangula Place, Murray Downs is 1734m^2 of prime river frontage living.

In a juncture where river frontage and a rural setting combine with an outlook over grazing lambs on pasture, all just a stone's throw from Swan Hill, the property is imbued with a peaceful atmosphere.

It is also a short distance from Murray Downs Resort and Golf Club, as well as the Federal Hotel.

This rare and idyllic parcel of land in a developing neighbourhood serves as a backdrop to imagine the life that is possible.

HOME **ESSENTIALS**

Address: 12 Tangula Place, Murray Downs Price: $748,000
Description: 1734m^2 land Inspect: By appointment
Contact: Mick Kelly, 0407 021 987, KB PROPERTY CO

HOME **FOCUS**

LARGE HORTICULTURAL HOLDING

THE productive farming parcel at 213 Hayward Road, Piangil is a multi-generational stronghold, meticulously maintained with the ability to grow a variety of crops.

The Riverman Orchards property incorporates three main titles, making for a versatile package that lends itself to many farming and business pursuits.

All three blocks are offered for sale with plant and equipment available on request.

With significant irrigation infrastructure, as well as storage and processing facilities, the property is equipped for production.

The property is predominantly planted with red and white wine grape varieties, spanning just over 129 hectares and carefully maintained across generations.

The 65.33-hectare home block features a four-bedroom brick-veneer residence with an adjoining carport, set amidst expansive vineyards and complemented by manicured lawns and a citrus garden at the front.

The 197.67-hectare Mallee Block at 347 Mallee Highway, Piangil comprises 60 hectares of established wine grapes, together with 130 hectares of well-rested Mallee loam soils currently under broadacre cropping.

Situated on a separate title, the 41.1-hectare Lisa's Block at Lot 1/TP217602 Mallee Highway, Piangil features 29.08 hectares planted to wine grapes in productive rising red soils, with dual access from both the Mallee Highway and Church Street.

Each of the principal holdings can be irrigated independently via dedicated pump stations and integrated water storage systems, with the primary water supply drawn directly from the Murray River.



HOME **ESSENTIALS**

Address: 213 Hayward Road, Piangil Description: 4 bedrooms, 1 bathrooms, 2 garage, 129ha land Price: $11,000,000 Inspect: By appointment
Contact: Mick Kelly, 0407 725 443, KB PROPERTY



TURNKEY RELAXATION

THE spacious family home on a generous allotment at 13 Malcolm Street, Nyah offers value, space and a relaxed country lifestyle to escape the hustle without sacrificing convenience.

This three-bedroom home has been designed with family living in mind.

The living areas offer plenty of room for the whole family to relax, entertain or enjoy everyday life, and each bedroom is generously proportioned.

The functional layout is complemented by a low-maintenance design, making it equally suited to growing families, retirees seeking extra space or buyers looking for a peaceful country retreat.

The sizeable block provides ample room for children and pets to play, space to establish gardens with the existing gardens fitted with an irrigation system, room to park additional vehicles.

Positioned in the heart of Nyah, the property enjoys a friendly country community while remaining just a short stroll to the Murray River, local sporting facilities, general stores and other township amenities.

Swan Hill is approximately 30 kilometres away, providing easy access to major shopping, medical services and entertainment.

RayWhite

HOME **ESSENTIALS**

Address: 13 Malcolm Street, Nyah Price: $389,000
Description: 3 bedrooms, 1 bathrooms, 1 garage Inspect: 9-9.30am Saturday, 5 September
Contact: Damian Jones, 0401 648 175, RAY WHITE



COUNTRY CHARM

SET on a generous 2,060m² allotment, 31-33 Donald Street, Nyah West offers country living, practicality and future potential.

The charming two-bedroom HardiPlank cottage features a light-filled open plan kitchen, dining and living area, creating a welcoming space to relax and entertain.

Split system heating and cooling provides year-round comfort, while the versatile sleepout offers additional accommodation for guests, a home office or hobby room.

An outdoor toilet adds further convenience.

A true highlight of the property is the brand-new 12m x 9m powered shed, providing ample room for vehicles, boats, caravans, machinery or the ultimate workshop.

The property offers room for gardens, pets or future improvements (STCA), and the space and lifestyle many buyers are searching for.

RayWhite

HOME **ESSENTIALS**

Address: 31-33 Donald Street, Nyah West Price: $295,000
Description: 2 bedrooms, 1 bathrooms, 3 garage Inspect: By appointment
Contact: Tracey Smith, 0438 078 852, RAY WHITE

HOME **FOCUS**

SECLUDED SANCTUARY

DISCOVER privacy, comfort and lifestyle in the beautifully secluded retreat at 497 Lakeside Drive, Lake Boga, just metres from the lake.

Nestled among established gardens on a picturesque 2,020m² allotment, this inviting property offers space, serenity and is suited to relaxed family living.

The elevated three-bedroom home is warm and welcoming, complemented by a practical downstairs mudroom and laundry.

Adding versatility, a separate self-contained sleepout with a kitchenette provides the space for guests, extended family or a peaceful private retreat.

The property includes flourishing fruit trees, an expansive chicken yard, and a thriving vegetable garden, creating the country lifestyle experience.

A concreted double garage and an automated watering system add convenience and functionality to this home.



RayWhite

HOME **ESSENTIALS**

Address: 497 Lakeside Drive, Lake Boga Description: 4 bedrooms, 2 bathrooms, 2 garage Price: $650,000 Inspect: By appointment
Contact: Damian Jones, 0401 648 175, Cameron Smits, 0436 001 821, RAY WHITE

15 Mulbar Street, **SWAN HILL**





FOR SALE $340,000

2 BED | 1 BATH | 1 CAR

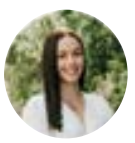
Offering comfortable living with plenty of scope for future enhancement, this two-bedroom residence presents a great opportunity for first home buyers, investors or those looking to make their mark over time. Set on a generous 589sqm (approx.) allotment, the home provides a practical layout complemented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

OPEN FOR INSPECTION
Saturday, 5th September from 10 - 10:30am

Scan to find out more information!



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, 5th September from 12 - 12:30pm

Scan to find out more information!

BROAD REALTY

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.

BROAD REALTY

OPEN FOR INSPECTION

Saturday, 5th September 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