The Guardian
PROPERTY GUIDE

LUXURY TOWNHOUSE

Turn to page 2

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The Guardian
PROPERTY GUIDE









LUXURY TOWNHOUSE

THIS Australian Hamptons style townhouse at 1/13 Kimberly Avenue, Swan Hill, has a commanding street presence with a front-facing gable and sharp lines.

It is one of five new thoughtfully designed townhouses that make up Kimberley Close, a stone's throw from the Swan Hill Racecourse.

Kimberley Close is a boutique development, with homes designed to be lock-up and leave to suit today's busy lifestyle.

Entry from the large front portico opens into a light and airy formal entry and leads down a wide hallway to the open plan living, dining and kitchen.

The space feels expansive, with fresh timber-look vinyl planks throughout the living area and the 10ft-high ceilings fitted with downlights.

The kitchen is sequestered with a large Caesarstone island bench and breakfast bar, fitted with a sink and laden with ample soft close cabinetry, overhung by stylish pendant lighting.

The kitchen is appointed with a dishwasher, wall oven and 900mm ceramic stovetop and rangehood.

There is a deep double-door pantry for convenient storage, complete with an internal power outlet.

The whole living space is lit through wall-spanning windows looking out onto the tidy garden beds of the shared Close driveway.

The primary bedroom faces the north, catching all the winter sun and staying shaded in the summer.

It is serviced with a walk-in wardrobe fitted with a full accoutrement of customisable IKEA storage.

It leads through to a large, stylish ensuite with a frameless walk-in shower, the same Caesarstone benchtop as the kitchen, and non-slip tiling.

The main bathroom is built to match, with a separate toilet and a third vanity for a convenient powder room.

The second bedroom has a three-door built-in robe, with a full mirror spanning one door.

Both bedrooms are laid with high quality loop pile carpets, and all windows are fitted with both sheer curtains and block out blinds for privacy and temperature control.

The passage is stacked with built-in storage, with a linen press and wall-length cupboards.

The single lock-up garage with a remote-controlled panel-lift door is accessible through the laundry.

Stacked sliding glass and flyscreen doors open onto the tidy, low-maintenance backyard, fitted with a ModWood alfresco deck.

Concrete paths, an imitation lawn and high fences make it a private, easy space to relax and unwind.

Unit 1 is one of the three homes available at Kimberley Close, with the rear two homes with a slightly different floorplan.

HOME **ESSENTIALS**

Address: 1/13 Kimberly Avenue, Swan Hill Description: 2 bedrooms, 2 bathrooms, 1 garage Price: $790,000 Inspect: By appointment
Contact: Mick Kelly, 0407 725 443, KB Property Co

K.B PROPERTY CO.



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 **$95,000**

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

12900383-MR37-26

COMFORT, SPACE, CONVENIENCE

THE home at 70 Rutherford Street, Swan Hill offers comfort, space and convenience, for those looking to expand their investment portfolio or secure a quality home for the future.

Currently tenanted at $375 per week with a lease in place until October, this is an opportunity to secure an investment with immediate income from day one.

The home features three generous bedrooms, each fitted with built-in robes, while the centrally located bathroom includes both a separate shower and bath to cater to family living.

The heart of the home is the spacious, renovated open-plan kitchen and lounge area, creating a welcoming space to cook, dine and relax.

A cosy fireplace adds warmth and character during the cooler months.

The large backyard provides plenty of room for children, pets or future improvements, while the shed offers storage or workshop space.



HOME **ESSENTIALS**

Address: 70 Rutherford Street, Swan Hill Description: 3 bedrooms, 1 bathrooms, 1 garage Price: $410,000 Inspect:By appointment
Contact:Michael Klomp, 0419 203 908, GRAEME HAYES

HOME **FOCUS**

CHARM AND POTENTIAL

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

The home is largely original throughout, offering a solid foundation for those wanting to move in and gradually make improvements over time.

The practical floorplan includes three bedrooms, a central bathroom with shower, bath and vanity, plus a separate toilet.

The kitchen features a freestanding gas oven and stove, while the adjoining dining area is serviced by a split system providing heating and cooling to the kitchen, dining and lounge areas.

A gas heater and ducted evaporative cooling provide additional comfort, with gas hot water completing the home's practical services.

All three bedrooms and the lounge are carpeted, with the bedrooms offering a blank canvas for future built-in robes or other improvements.

There are two carport spaces, with one positioned behind a secure gate, while the approximately 6m x 6m workshop provides excellent storage or hobby space.

The workshop features a concrete floor and tiled roof, although it is currently without power.

The well-fenced yard includes established lawns and gardens, for a pleasant outdoor setting with room for further landscaping or entertaining improvements.



HOME **ESSENTIALS**

Address: 8 Domaille Crescent, Swan Hill Description: 3 bedrooms, 1 bathrooms, 2 garage Price: $315,000 Inspect: By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES

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

GRAEME HAYES REAL ESTATE

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

GRAEME HAYES REAL ESTATE

GRAEME HAYES
REAL ESTATE

34 McCallum St

NEW LISTING







38 Gray Street SWAN HILL 3 2 4

SPACE, POTENTIAL & A GREAT-SIZED ALLOTMENT

Set on a generous 1,014m² allotment, 38 Gray Street presents an exciting opportunity for buyers looking for space, versatility and the potential to add further value. The semi-renovated three-bedroom, two-bathroom home has already benefited from a number of significant improvements.

- Master bedroom with concealed ensuite
- Updated electrical and plumbing
- Split-system heating and cooling
- Concrete replacement stumps to external perimeter
- Two separate crossovers and ample parking
- Potential for future subdivision or secondary dwelling, STCA

For Sale: $310,000
Inspect by appointment

Michael Klomp
0419 203 908

NEW LISTING







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

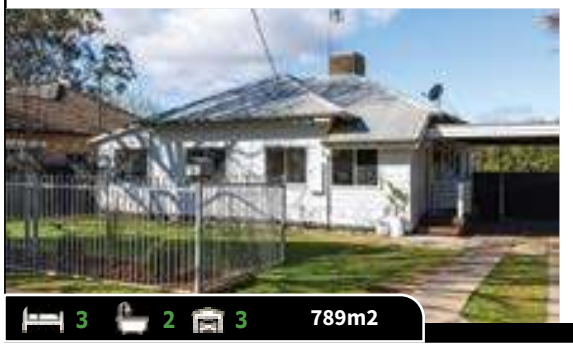
Michael Klomp
0419 203 908



12900363-MR37-26

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







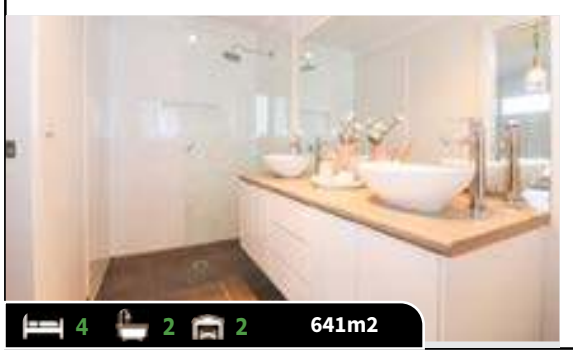
Destination Location

9 Wilson Street, Swan Hill, Vic

- Highly desirable elevated location known locally as "Honeymoon Hill", a short stroll from the back gate to Spoons Riverside, Art Gallery, Pioneer Settlement, Little Murray River and Riverside Park
- A beautifully maintained and presented home in a leafy, no-through street, which features three bedrooms plus a nursery or study, open plan kitchen and dining area, spacious living room, two bathrooms and an upgrade laundry
- Finished in cool white tones complimented by laminated timber flooring and ceiling fans giving the home a breezy coastal vibe
- The central kitchen includes a 900mm electric oven/gas cooktop, dishwasher, walk-in pantry and a large preparation bench and breakfast bar
- Master bedroom enjoys the morning sun, ceiling fan, RCAC, a walk-in robe and modern ensuite, whilst the family bathroom features a spa bath, shower and vanity with a separate toilet and hand basin off the hallway
- Climate control includes ducted evaporative cooling and two split system RCAC units with a 5kw solar panel system included
- On approximately 789m2 with front and rear access, external improvements include a large double-inline carport with drive-through access to the back yard, a garage/workshop and additional storage shed with concrete floor and power, excellent fencing on all four boundaries and at the very rear a delightfully rustic outdoor entertaining area with feature timber walls, red brick paving and a fire pit
- Manicured, low maintenance garden surrounds
- The complete package for those starting out or those winding down

Price: $650,000
Inspection Saturday, 10am - 10.30am







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
Inspection Saturday, 9am - 9.30am



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

brcswanhill.nutrienharcourts.com.au

1289300-MA-36-26







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



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
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joreilly@brcagents.com.au

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12900183-GS37-26

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 bathroom, 2 cars, 129ha land Price: $11,000,000 Inspect: By appointment
Contact: Mick Kelly, 0407 725 443, KB PROPERTY

K.B PROPERTY CO.

BORDER REAL ESTATE







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 herbages 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



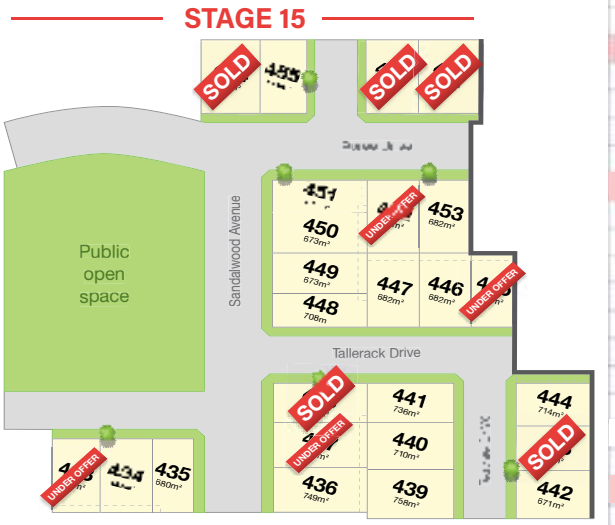
You'll love life at Tower Hill

Stage 15 release – Now with titles!

For more information visit website or scan QR code

SWAN HILL Rural City Council

STAGE 15



towerhill.swanhill.vic.gov.au

433	630	$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

12898603-MA36-26

7 Garden Court, **SWAN HILL**





FOR SALE $489,000

3 BED | 1 BATH | 3 CAR

Offering a welcoming combination of comfort, practicality and generous outdoor space, this well-presented three-bedroom residence enjoys a peaceful bowl-of-court position while being conveniently located just minutes from the town CBD, schools, shops, railway station and sporting facilities. The light-filled living room creates an inviting space to relax and unwind, featuring polished timber floorboards.

OPEN FOR INSPECTION
Saturday, 12th September from 10 - 10:30am

Scan to find out more information!



Scott Rowe
0409 696 201
SALES EXECUTIVE
scott@broad-realty.com.au

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.

INSPECTION BY APPOINTMENT

Scan to find out more information!

BROAD REALTY

26 Jacaranda Crescent, **LAKE BOGA** FOR SALE





$625,000

3 BED | 1 BATH | 2 CAR

Positioned directly opposite Lake Boga, this inviting three bedroom home offers an enviable lakeside lifestyle with beautiful water views and the ease of low maintenance living. Whether you're searching for a permanent home, weekend escape or holiday base, the location is undoubtedly the standout.

Set on 682sqm (approx.), the home enjoys an exceptional position overlooking the lake and surrounding parkland, with the foreshore, walking tracks, playground, boat ramp and Flying Boat Museum all within easy reach. A generous front lawn provides plenty of outdoor space while remaining simple to maintain.

BROAD REALTY

OPEN FOR INSPECTION

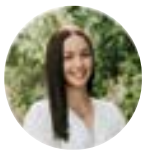
Saturday, 12th September from 11 - 11:30am

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

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 1734m2 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.

K.B PROPERTY CO.

HOME **ESSENTIALS**

Address: 12 Tangula Place, Murray Downs Description: 1734m2 land Price: $748,000 Inspect: By appointment
Contact: Mick Kelly, 0407 021 987, KB PROPERTY CO

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.

BROAD REALTY

HOME **ESSENTIALS**

Address: 2882 Murray Valley Highway, Nyah Description: 4 bedrooms, 2 bathrooms Price: $675,000 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 Description 679sqm land Price: $175,000 Inspect:By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY

HOME **FOCUS**

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.

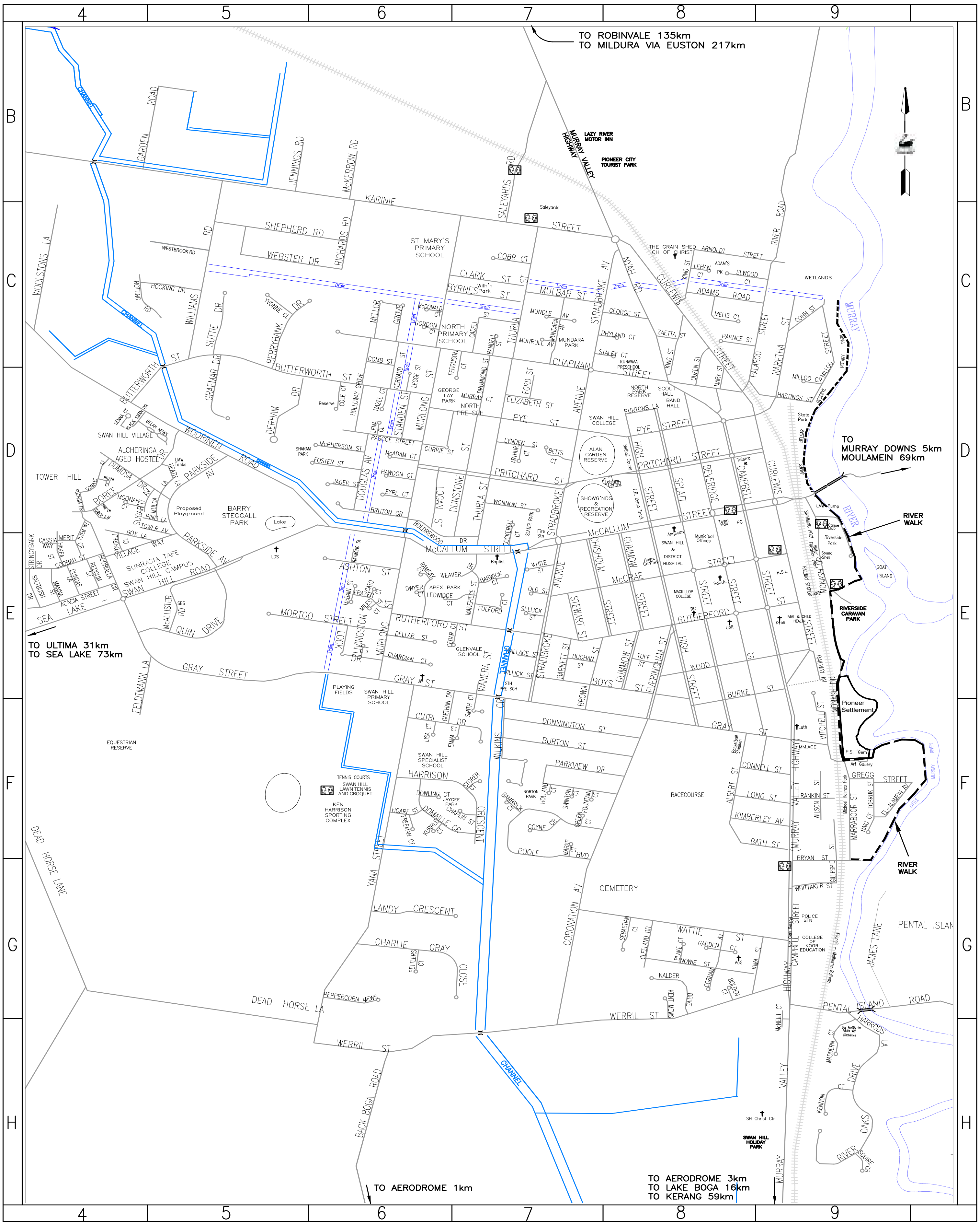
The existing front dwelling has been fully restumped and re-levelled with durable red gum stumps, creating a solid structural base for those looking to transform the current footprint into a personalised residence. Retaining the frame and roof, the property provides a versatile starting point for a range 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 Description: 919sqm land Price: $395,000 Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



List your property now,
and reap the financial rewards!

Buy, sell or rent…
the options are endless

Contact one of your local
agents today!

Ray White

199 Campbell Street, Swan Hill
Office: (03) 5032 2507
Cameron Smits 0436 001 821
www.raywhiteswanhill.com.au

LJ Hooker

310 Campbell Street, Swan Hill
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SWAN HILL MAP INDEX

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