The Guardian
PROPERTY GUIDE

COMFORT AND CONVENIENCE

Turn to page 2

GRAEME HAYES
REAL ESTATE

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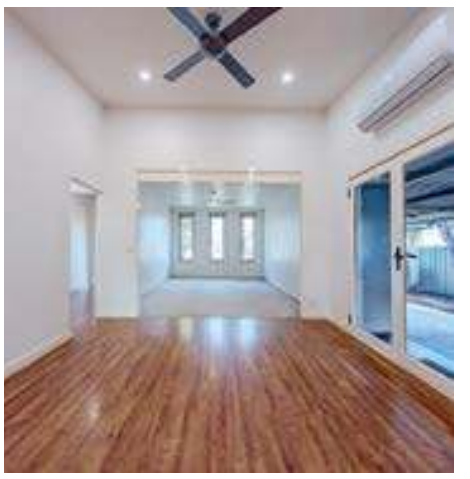












COMFORTABLE HOME IN CONVENIENT LOCALE

TUCKED in a quiet suburban Swan Hill street, the home at 6 Donnington Street is comfortable and established, ready to move in.

A short walk from the Swan Hill Race Track and Gray Street shops, and near schools, sporting facilities and the amenities of town, the home is conveniently located for a rich lifestyle.

The elevated landscaped front yard leads to the decked threshold of the home, for a welcoming street presence.

Timber-look vinyl plank flooring leads to the heart of the home, an open kitchen and dining space with an adjacent living room.

The kitchen is fitted with electric appliances including a dishwasher, a four-burner stove and an oven, and plenty of cupboard and pantry space.

Along with the carpeted living room, there is a sunroom overlooking the backyard, suitable as a casual meals area, study or second living space.

The primary and second bedrooms at the front of the home are carpeted with split system air conditioners, ceiling fans and three-door built-in wardrobes.

The remaining bedroom has a two-door built-in wardrobe, is laid with the timber-look vinyl plank flooring, and has access to the split system in the sunroom.

The home is serviced by a central bathroom with a dual sink atop a vanity with ample cabinetry, and a combination shower and bath.

A second shower and vanity are in the laundry, and the toilet is separate.

A mature shady tree stands over the backyard that is made to be lived in.









The alfresco deck and enclosed, landscaped yard provide the space to relax or host friends and family, with room to keep a pet or allow the children to run around.

The lockable garage and garden shed provide storage and practicality.

This home is a move-in ready, low-maintenance opportunity, suited to families, downsizers, first home buyers or investors.

HOME **ESSENTIALS**

Address: 6 Donnington Street, Swan Hill Description: 3 bedrooms, 2 bathrooms, 1 garage Price: $550,000 Inspect: 10.30-11am Saturday, 19 September

Contact: Michael Klomp, 0419 203 908, GRAEME HAYES

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 9 - 9.30am

Michael Klomp
0419 203 908







11 Domaille Cres SWAN HILL — 3 | 1 | -

NEAT, TIDY & READY TO MAKE A HOME

Positioned overlooking the park, this neat and tidy three-bedroom home presents an excellent opportunity for investors, first-home buyers or those looking for a low-maintenance property.

- Three bedrooms
- Split-system heating and cooling
- Fully fenced yard
- Low-maintenance gardens
- Garden shed
- Directly adjoining the park with park views

For Sale: $320,000
Open for Inspection
Saturday 9.30 - 10am

Michael Klomp
0419 203 908







6 Donnington St SWAN HILL — 3 | 1.5 | 2

COMFORTABLE LIVING IN A CONVENIENT LOCATION

Positioned in a quiet street and just a short walk from the Gray Street shops, this well-presented home offers an ideal combination of comfort, convenience and easy-care living.

- Three bedrooms, all with built-in robes
- Central bathroom plus a second shower and separate toilet
- Electric cooking and dishwasher
- Split-system heating and cooling throughout
- Covered alfresco area for year-round entertaining
- Spacious and secure low-maintenance yard

For sale: $550,000
Open for Inspection
Saturday 10.30 - 11am

Michael Klomp
0419 203 908







113A Thurla St SWAN HILL — 3 | 1 | 2

AFFORDABLE LIVING WITH SPACE TO ADD VALUE

Positioned in an established pocket of Swan Hill, 113A Thurla Street offers an affordable opportunity for first-home buyers, investors or those looking for a comfortable home with scope to make it their own.

- Three bedrooms
- Functional kitchen with dishwasher
- Approximately 600m² allotment
- Fully fenced backyard and established gardens
- Outdoor entertaining area plus Shed/workshop
- Excellent opportunity for first-home buyers or investors

For Sale: $440,000
Open Inspection
Saturday 11.30 - 12pm

Michael Klomp
0419 203 908

12902324-MA38-26

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

SPACE AND POTENTIAL



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, including updated electrical and plumbing services and replacement of the external perimeter stumps with concrete stumps.

Inside, the home offers three bedrooms, two with built-in robes and ceiling fans, while the primary bedroom features built in robes and a clever hidden ensuite accessed through one of the robe doors.

The kitchen provides electric cooking appliances and a convenient drawer dishwasher, while heating and cooling is taken care of with split-system air conditioning.

The main bathroom incorporates the laundry, providing a practical use of space, while the home's combination of original features and more recent improvements provides plenty of scope for the new owner to complete the renovation to their own taste.

The land is where this property really stands out.

With approximately 1,014m², two separate crossovers, ample undercover off street parking and plenty of room surrounding the existing home, there is genuine potential to explore future development opportunities, including subdivision or the addition of a secondary dwelling, subject to council approval and applicable planning requirements.

HOME **ESSENTIALS**

Address: 38 Gray Street, Swan Hill Description: 3 bedrooms, 2 bathrooms, 4 garage Price: $310,000 Inspect: By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES

GRAEME HAYES



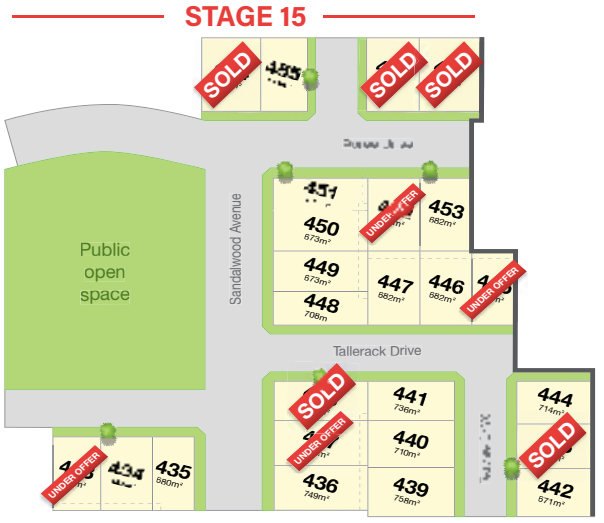
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SWAN HILL Rural City Council

STAGE 15



towerhill.swanhill.vic.gov.au

STAGE 15		
433	650	$184,000
434	684	$185,000
435	680	$186,500
436	749	$194,000
437	740	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

I2898603-MA36-26



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.

GRAEME HAYES

HOME **ESSENTIALS**

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

HISTORIC MALLEE LANDMARK

THIS is a rare opportunity to purchase not only an established country hotel, but the freehold property itself, offering an astute purchaser the opportunity to take ownership of a genuine piece of Mallee history at 55 Taverner Street, Berriwillock.

Steeped in local history and character, the Golden Crown Hotel was originally built in 1896, constructed from local limestone and bricks made and fired along the banks of Tyrrell Creek

It has long been part of the fabric of the Berriwillock community, offering the traditional country pub experience where locals, travelers and visitors come together.

With its historic character, central township position and strong connection to the surrounding agricultural district, the property provides an exciting platform for a new owner to build upon its existing appeal.

Being offered freehold, the property provides flexibility that goes beyond a conventional business purchase.

Potential exists to continue the traditional country pub offering while exploring opportunities to enhance hospitality, accommodation, dining, functions and tourism appeal, subject to the appropriate approvals.



RayWhite

HOME **ESSENTIALS**

Address: 55 Taverner Street, Berriwillock Description: 3 bedrooms, 2 bathrooms Price: $220,000 + GST Inspect: By appointment
Contact: Tracey Smith, 0438 078 852, Cameron Smits, 0436 001 821, RAY WHITE

K.B PROPERTY CO.

NEW LISTING







SALE 3 Bed | 2 Bath | 2 Car

20 Gregg St
SWAN HILL

Architecturally Designed Oasis on 1,716m²

Space, light, lifestyle and an enviable river setting — this is a home that stands apart.

Beautifully architecturally designed to embrace natural light and its tranquil surrounds, this exceptional three-bedroom, two-bathroom residence offers a rare combination of refined living, generous land andresort-style outdoor living.

Set on an impressive 1,716m² block, the property provides an incredible sense of space and privacy, withthe added convenience of access from both ends of the block – a feature offering outstanding flexibilityfor vehicles, boats, caravans, trailers and future possibilities.

Inside, the home feels inviting but also connects beautifully with the surrounding landscape. The thoughtful design delivers a home that is as functional as it is visually striking, with generous living spaces and astrong connection between indoors and out.

Step outside and be greeted by a large inground swimming pool and Bali hut, creates the perfect centrepiece for summer entertaining, relaxing with family or simply enjoying your own private retreat.

For those who need space for the toys, tools or projects, the property also boasts multiple shed/workshop areas, providing excellent versatility for trades, hobbies, storage or additional workspace.

And then there is the setting. Positioned in a beautiful river environment, this is a property where the surroundings become part ofeveryday life. Whether you're entertaining beside the pool, working in the shed, relaxing at home orenjoying the generous grounds, there is an unmistakable sense of serenity.

If you're looking for something well beyond the ordinary — a home with character and genuine lifestyle appeal — this is one to experience in person.

Contact Mick or Cal for more information

$795,000

Call us to find out about all of our off-market listings **Mick: 0407 725 443** **Cal: 0407 021 987** | **info@kbprop.com.au**

12902326-MR38-26



JUST LISTED

4 2 2 1160

42a Pye Street, Swan Hill

Offering an exceptional blend of space, versatility and practicality, 42A Pye Street is a standout four bedroom, two bathroom home designed for modern family living. Boasting three separate living zones, a well appointed kitchen with walk in pantry and year round comfort with ducted heating and cooling, there is room for Outside, the impressive five car shed, side lane access and fully concreted yard provide outstanding flexibility for trades, hobbies, storage or entertaining, making this a property with genuine lifestyle appeal.

Sale
$880,000

View
Sat-19-Sep-2026
10:00am to 10:30am

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

We bring the whole team

raywhiteswanhill.com

JUST LISTED

3 1 1 251

2/131 Stradbroke Avenue, Swan Hill

Offering space, privacy and easy living, this well presented three bedroom unit is perfectly positioned for convenience. The generous living area provides plenty of room to relax, while the practical layout includes a central bathroom with convenient direct access from the main bedroom. Outside, enjoy a private, secure courtyard with minimal upkeep. A remote controlled garage with internal access adds further appeal, while Swan Hill's main street, schools and local churches are all within easy walking distance.

Sale
$455,000

View
Sat-19-Sep-2026
10:00am to 10:30am

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

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NEW PRICE

4 2 2 625

4 Tea Tree Drive, Swan Hill

Perfectly positioned on a spacious 625m² allotment in the ever popular Tower Hill Estate, this beautifully presented family home offers modern living with quality and functionality throughout. Designed with families in mind, the home features four generous bedrooms, two well appointed bathrooms and multiple living areas. The spacious kitchen is the heart of the home, complete with quality appliances, a walk in pantry and excellent storage. With ducted heating and cooling, an undercover entertaining area, low maintenance yard and near new Colorbond shed, this property is ready to enjoy.

Sale
$698,000

View
Sat-19-Sep-2026
11:00am to 11:30am

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

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JUST LISTED

3 1 3 929

50 Murray Street, Kerang

Full of character, comfort and standout entertaining, 50 Murray Street is a beautifully upgraded period home in a convenient northern Kerang location. Inside, pressed tin ceilings, a spacious lounge, three bedrooms and a stylish kitchen create an inviting feel, while the modern bathroom, study nook and year round climate control add practicality. Outside, enjoy the sparkling pool, expansive alfresco, built in BBQ and secure yard. Solar, updated wiring, CCTV, alarm and a three car garage complete this impressive property.

Sale
$649,000

View
Sat-19-Sep-2026
11:30am to 12:00 pm

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

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

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raywhiteswanhill.com



MODERN COUNTRY CHARM

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

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

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

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

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

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

HOME **ESSENTIALS**

Address: 44 Murray Street, Piangil Price: $429,000
Description: 3 bedrooms, 1 bathrooms, 2 garage Inspect: By appointment
Contact: Damian Jones, 0401 648 175, RAY WHITE



AMPLE OPPORTUNITY

SET on one title and offering approximately 1,598m² of land, this unique property at 1-3 Garden Court, Swan Hill presents an exciting opportunity with many possibilities.

The former church, now converted into a hall, is full of character and quirky charm, providing a distinctive space that could be adapted to suit a range of uses.

Adding further appeal is a transportable office building positioned to the rear of the property, along with a generous area of vacant land offering plenty of scope for the future.

The vacant land has much street frontage to build another home or maybe a block of units, STCA.

Located in a quiet court in southern Swan Hill, this is a substantial parcel of land with a unique existing building and enormous potential.

HOME **ESSENTIALS**

Address: 1-3 Garden Court, Swan Hill Price: $480,000
Description: 1 bedrooms, 1 bathrooms Inspect: By appointment
Contact: Cameron Smits, 0436 001 821, Travis Hall, 5032 2507, RAY WHITE

HOME **FOCUS**

SPACE AND LUXURY

SET on approximately five acres of lifestyle living, the property at 531 Creamery Road, Tyntynder South delivers space, comfort and more.

The five-bedroom home has been thoughtfully designed, creating a sense of warmth, practicality and timeless style.

It features custom cabinetry throughout, stone benchtops, ducted reverse-cycle air conditioning, as well as a timber bar complete with wine storage and a bar fridge.

The home is surrounded by beautifully established gardens and manicured lawns, all maintained by a fully automated sprinkler system.

The large outdoor entertaining area features an outdoor kitchen overlooking the private oasis, complete with a swimming pool and separate spa, offering a setting to relax or entertain year-round.

The massive shed with three-phase power, an internal room with its own bathroom and separate access from both the shed and yard is suited to a home business, studio, gym, guest retreat or additional storage.

Families can enjoy the added lifestyle features, including a cubby house, chook house, veggie gardens and a fire pit, all contributing to the unique charm and functionality of this remarkable property.



HOME **ESSENTIALS**

Address: 531 Creamery Road, Tyntynder South Description: 5 bedrooms, 3 bathrooms, 1 study, 6 garage Price: $1,299,000 Inspect: By appointment
Contact: Travis Hall, 0448 140 662, Cameron Smits, 0436 001 821, RAY WHITE







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
Inspect by appointment



2 2 - 767m²

Iconic Period Home

427 Campbell Street, Swan Hill, Vic

- A unique English Tudor inspired residence sitting gracefully at the gateway to Swan Hill's popular tourist precinct
- Beautifully preserved period charm and character enhanced with thoughtful [illegible] renovations throughout
- Prominent corner location, approx. 767m2
- 10' ceilings, polished timber floors, open fireplace[illegible] doors
- Wide formal entry, formal lounge and di[illegible] spacious bedrooms with built-in storage, two very s[illegible] upgraded kitchen with electric appliances and a reno[illegible]
- Split system R[illegible]
- Large [illegible] Merbau decking and timber balustrade
- Beautif[illegible]ished garden surrounds, electric sliding gate to rear yard, secure fencing
- A classic, elegant home in a central location

UNDER OFFER

Price: $595,000



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



3 2 3 789m2

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 [illegible]us living room, two bathrooms and an upgrade laundry
- Finished in cool white tones complemented by laminat[illegible] fans giving the home a breezy coastal vibe
- The central kitchen includes a 900m[illegible] washer, walk-in pantry and a large preparation ben[illegible]
- Master bedroom [illegible], RCAC, a walk-in robe and modern ensuite [illegible]s a spa bath, shower and vanity with a separate toilet a[illegible]way
- Climate [illegible]ducted evaporative cooling and two split system RCAC units with a 5kw sola[illegible]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

UNDER OFFER

Price: $650,000



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

brcswanhill.nutrienharcourts.com.au

12902094-MR38-26



COMFORTABLE LIVING

POSITIONED within a quiet township setting, the well-maintained home at 45 Tyrrell Street, Sea Lake offers a comfortable base with scope to further enhance over time.

Filled with natural light, the main living area creates a welcoming first impression, complemented by a functional layout that flows through to the kitchen and dining zone.

The kitchen has been thoughtfully updated, offering ample storage and preparation space adding both warmth and practicality.

Three bedrooms are well proportioned and serviced by a central bathroom, while the updated laundry provides adds convenience and everyday functionality.

Comfort is considered with split system heating and cooling, supported by ceiling fans to ensure a comfortable environment throughout the seasons.

Set on 640sqm (approx.), the outdoor space offers flexibility and room to move.

A covered alfresco provides a relaxed setting for entertaining, while the generous backyard presents opportunity for further improvement or additional shedding (STCA).

Existing shedding and carport access add to the practicality, making it well suited to a range of buyers.

Offering a balance of comfort, space and potential, this is an excellent opportunity for first home buyers, investors or those seeking a property they can continue to add value to over time.

HOME **ESSENTIALS**

Address: 45 Tyrrell Street, Sea Lake Price: $233,000
Description: 3 bedrooms, 1 bathrooms, 1 garage Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



MODERN RURAL HOME

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

MODERN FAMILY RETREAT

IN one of Swan Hill's most sought-after neighbourhoods, this striking residence at 17 Hakea Street, Swan Hill brings together custom design and contemporary family luxury.

Sitting proudly on its corner allotment, the home's commanding façade opens to a beautifully considered single-level layout where natural light and quality finishes feature throughout.

Engineered timber floors are laid through a generous open-plan living and dining zone, anchored by a chef's kitchen with walk-in pantry, expansive island bench, Fisher & Paykel dishwasher, induction cooktop and dual wall ovens.

Entertain with ease thanks to extended bench space with built-in bar and Caesarstone tops, while sliding doors connect seamlessly to a covered alfresco that overlooks the rear yard.

A second lounge provides space for quieter gatherings or family movie nights, while five bedrooms are arranged in their own private wing.

The primary suite presents with a stylish ensuite and built-in robes, while a family bathroom custom-designed with accessibility in mind, together with a separate powder room and a practical laundry with internal garage access, ensure both comfort and convenience for the whole family.

Comfort is assured with a 16kw Daikin zoned ducted system and plantation shutters, while outside, a powered 3x6m shed offers additional storage or workshop potential.

Delivering a low-maintenance lifestyle in a premium setting, the home is only a short distance from SuniTAFE, Barry Steggall Park and Swan Hill's key amenities.



HOME **ESSENTIALS**

Address: 17 Hakea Street, Swan Hill Description: 5 bedrooms, 2 bathrooms, 1 study, 1 garage Price: $850,000 Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY

Swan Hill...

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sh...

Not everything needs to be listed to be found.

Buyers & homeowners in Swan Hill can now **privately** explore their options through **property matchmaking.**

SCAN IF YOU'RE CURIOUS...

secrethomes.co

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 and a striking stone fireplace with woodfire, adding warmth and character to the home. Flowing through to the dining area, the adjoining kitchen provides excellent bench and storage space, breakfast bar, gas cooking and dishwasher - a practical and well-appointed hub for everyday living.

Accommodation comprises three well-proportioned bedrooms, each complete with built-in robes, while the updated central bathroom is a standout, featuring floor-to-ceiling tiling and a spacious walk-in shower. A separate toilet, linen cupboard and generous laundry further enhance the home's practical layout.

OPEN FOR INSPECTION

Saturday, 19th September from 9:30 - 10am

Scan to find out more information!

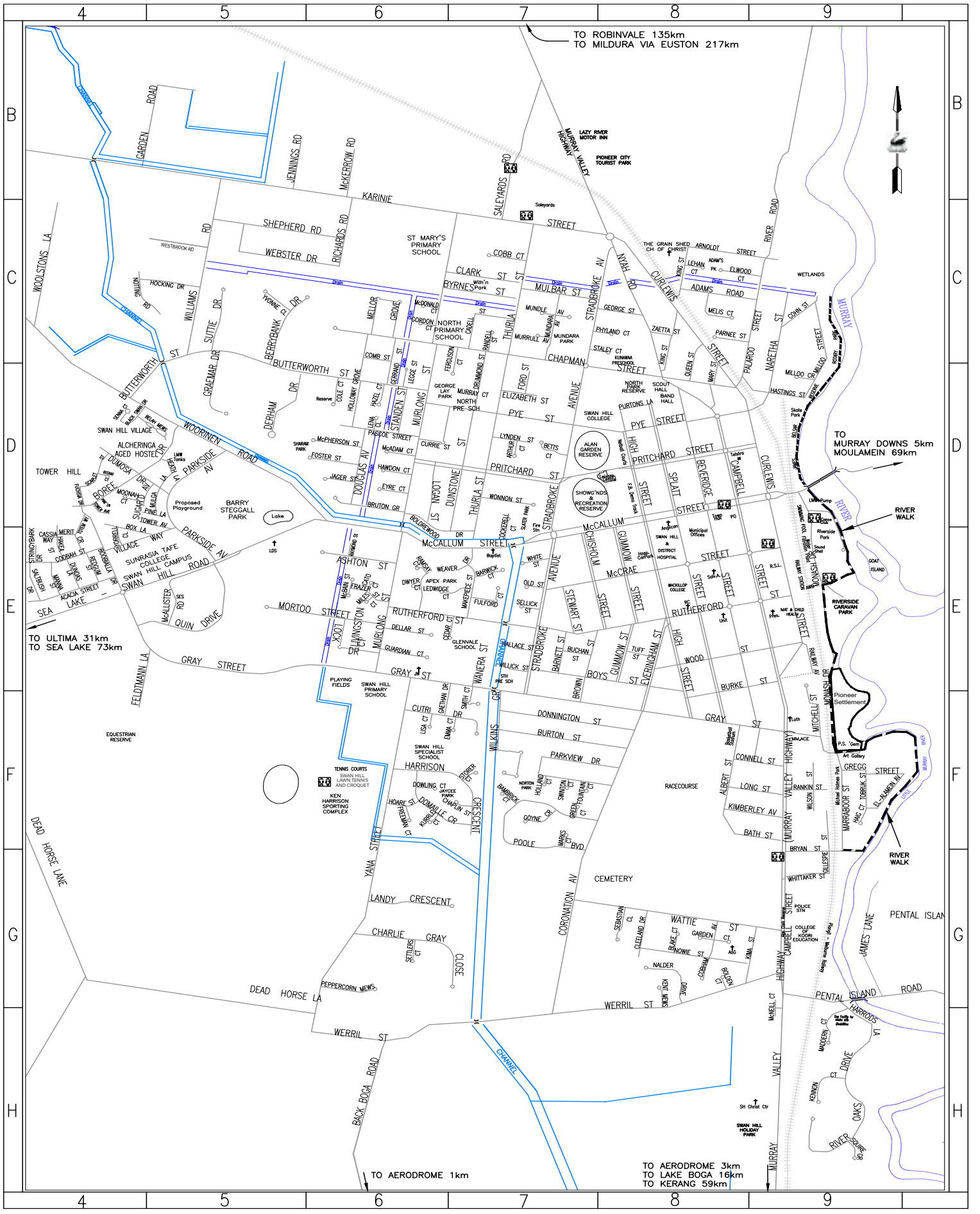
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BROAD REALTY



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

LIST YOUR **PROPERTY**



List your property now,
and reap the financial rewards!

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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

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Office: (03) 5033 1331
John Monahan 0427 292 965
www.ljhooker.com

Noel Watson Real Estate

353 Campbell Street, Swan Hill
Office: (03) 5032 4800
Noel Watson 0408 272 741
www.noelwatson.com.au

BR&C Real Estate

209 Karinie Street, Swan Hill
Office: (03) 5032 2748
Joe O'Reilly 0427 329 911
Darren Scarce 0419 354 061
www.brcagents.com.au

Elders Real Estate

52-54 Curlewis Street, Swan Hill
Office: (03) 5036 0100
Peter Robertson 0417 636 348
Matt Rowlands 0447 818 304
www.eldersre.com.au

Graeme Hayes Real Estate

34 McCallum Street, Swan Hill
Office: (03) 4016 2005
Michael Klomp 0419 203 908
www.ghrealestate.com.au

Broad Realty

274 Campbell Street, Swan Hill
Charlotte Broad 0411 207 321
Lilliana Goudie 0439 229 869
www.broad-realty.com.au

K.B Property

60 McCallum Street, Swan Hill
Mick Kelly 0407 725 443
Cal Beasy 0407 021 987
www.kbprop.com.au

SWAN HILL MAP INDEX

Name	Map Ref
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Albert St	F8
Arnoldt St	C8
Arthur Ct	D7
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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
Feldtmann 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	D7
Livingston Ct	E6
Lock Dr	E6
Logan St	D6
Long St	F9
Lynden St	D7
Maddern Ct	H9
Makepeace St	C8
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