The Guardian
PROPERTY GUIDE

ROOM TO LIVE AND WORK

Turn to page 2

RayWhite.

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The Guardian
PROPERTY GUIDE



















ROOM TO LIVE AND WORK

VERSATILITY, space and plenty of shedding come together in the property at 42A Pye Street, Swan Hill, in a four-bedroom home and yard suited for those who need room to move.

Situated a short walk from schools and childcare centres, the sporting complex and recreation centre, and close to the hospital and central business district, the suburban home is conveniently located for an active and fulfilling lifestyle.

Entering through the gated front yard, the modern home leads past the first lounge room into the open dining and kitchen space at its heart.

The sleek, well-appointed kitchen includes a gas stove, electric oven and dishwasher, a breakfast bar, and a spacious walk-in pantry with ample open shelf storage.

The space opens into both the rumpus room and second lounge room, both with outdoor access, making it central to the whole family.

The primary bedroom at the front of the home is complete with both an ensuite and walk-in wardrobe.

The other three bedrooms are carpeted with ceiling fans and built-in wardrobes.

Servicing the rest of the home, the main bathroom includes a bath, a corner shower and a vanity, with the toilet separate for family convenience.

The living space continues in the backyard, with a covered patio complete with semi-opaque roller blinds, offering enough space for a full family dinner outside.

The standout feature is the massive five-car shed, providing plenty of space for vehicles, storage, hobbies, machinery or a home-based business.

Combined with side lane access and a fully concreted yard, this property is designed to provide space for the whole family to pursue many activities.



The property is further enhanced with ducted heating and cooling throughout the home, solar hot water, a 10,000-litre water tank, security doors and Colorbond fencing, ensuring years of convenience and comfort to come.

HOME **ESSENTIALS**

Address: 42A Pye Street, Swan Hill Description: 4 bedrooms, 2 bathrooms, 2 garage Price: $880,000 Inspect: By appointment

Contact: Tracey Smith, 0438 078 852, RAY WHITE

RayWhite



JUST LISTED

3 2 2 924

19 Cutri Drive, Swan Hill

Set in a peaceful cul-de-sac on a generous 924m² allotment, 19 Cutri Drive offers space, comfort and a relaxed family lifestyle. Featuring three spacious bedrooms, the master complete with ensuite and walk in robe, plus multiple living areas for the whole family to enjoy. The kitchen connects seamlessly with the dining and living spaces, creating a welcoming heart of the home. Outside, the expansive backyard and undercover entertaining area provide plenty of room to relax, play and entertain.

Sale
$658,000

View
Fri-25-Sep-2026
9:30am to 10:00am

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



SALE

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
BY APPOINTMENT

Tracey Smith
0438 078 852
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Cameron Smits
0436 001 821
cameron.smits@raywhite.com

We bring the whole team

raywhiteswanhill.com

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 REAL ESTATE

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



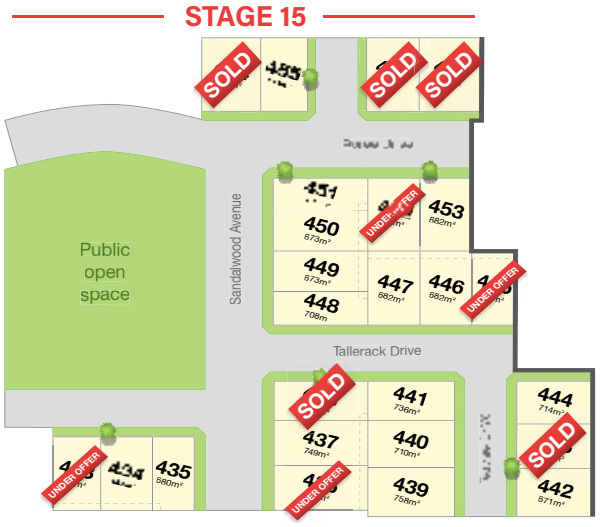
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SWAN HILL Rural City Council

STAGE 15



towerhill.swanhill.vic.gov.au

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

T2898603-MA36-26



LAKESIDE LIVING

BUILD a dream home or holiday retreat in one of Lake Boga's most sought-after locations at 451 Lakeside Drive.

Set on approximately 1,294m², this block offers plenty of space to establish adream home, holiday getaway or simply secure a slice of Lake Boga for weekends and holidays.

With power and water already connected, much of the groundwork is already taken care of, making this block ready to start future planning.

This property offers plenty of potential to build a permanent home, create a relaxed holiday escape or secure a sizeable block in a popular lakeside location.

Opportunities to secure vacant land this close to beautiful Lake Boga are becoming increasingly rare, and 451 Lakeside Drive presents an exciting chance to create something truly customised.

GRAEME HAYES REAL ESTATE

HOME **ESSENTIALS**

Address: 451 Lakeside Drive, Lake Boga Price: $395,000
Description: 1294m² land Inspect: By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES

GRAEME HAYES REAL ESTATE

34 McCallum St







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
Friday 10.30 - 11am

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
Friday 9.30 - 10am

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







17 Dunstone St SWAN HILL — 4 | 2 | 2

FAMILY LIVING IN A CONVENIENT SWAN HILL LOCATION

Offering space, comfort and plenty of practical features, on a 671m² allotment, this is a great opportunity for families, investors or buyers looking for a well-positioned home with room to grow.

- Four bedrooms & Two bathrooms
- Split-system heating and cooling
- Open fireplace & Ducted evaporative
- Verandah overlooking backyard
- Fully fenced yard with Shed & carport

For Sale: $395,000
Open Inspection
Saturday 11.15 - 11.45am

Michael Klomp
0419 203 908

12904333-MA39-26

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



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

HOME **FOCUS**



BLANK CANVAS WITH 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 Price: $395,000
Description: 919sqm land Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



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

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, 26th September from 9 - 9:30am

Scan to find out more information!



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

19 Boldrewood Drive, **SWAN HILL**





FOR SALE $435,000

3 BED | 1 BATH | 2 CAR

Offering an easy, practical layout with generous outdoor space, this three-bedroom residence presents a welcoming option for first-home buyers, families or investors. Set on 571sqm (approx.), it combines comfortable interiors with a substantial alfresco, powered shed and secure backyard. Inside, the living area enjoys plenty of natural light and flows through to the dining space and kitchen.

OPEN FOR INSPECTION
Monday, 28th September from 5 - 5:30pm

Scan to find out more information!

BROAD REALTY

2 Connell Street, **SWAN HILL** FOR SALE





$495,000

2 BED | 1 BATH | 1 CAR

Immaculately presented and wonderfully low-maintenance, this two-bedroom unit offers an easy-care lifestyle within walking distance of the Swan Hill town centre. Freshly painted throughout, with plush new carpet and sheer curtains to softly diffuse natural light, it presents an appealing move-in ready opportunity for couples, retirees, busy professionals or investors.

The generous living and dining area provides plenty of room to relax and unwind, complemented by a split-system for year-round comfort. Adjoining this space, the practical kitchen offers ample cabinetry and bench space, electric appliances and a breakfast bar for casual dining.

Both bedrooms are well proportioned and complete with built-in robes, while the brand-new bathroom is a standout.

INSPECTION BY APPOINTMENT

BROAD REALTY

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



LIFESTYLE LOCATION

SET in one of Swan Hill's tightly held pockets, this charming home at 14 Wilson Street on Honeymoon Hill offers an exciting opportunity to secure a lifestyle location with plenty of potential.

Positioned near the Little Murray River and just moments from local cafés, this home offers comfort with scope to modernise and truly make it your own.

High ceilings and character features create a warm and inviting feel, while the practical layout includes three bedrooms and a central bathroom.

The low-maintenance yard ensures easy living for those starting out, investing, or downsizing.

This is a home with great bones and opportunity, ready for a fresh vision to enhance its kitchen, bathroom, and overall appeal.

RayWhite

HOME **ESSENTIALS**

Address: 14 Wilson Street, Swan Hill Price: $429,000
Description: 3 bedrooms, 1 bathrooms Inspect: By appointment
Contact: Cameron Smits, 0436 001 821, RAY WHITE



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.

BROAD REALTY

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 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

BROAD REALTY



694 acres / 280.92 hectares

Prime Productive Cropping

Polisbet/Chillingollah District

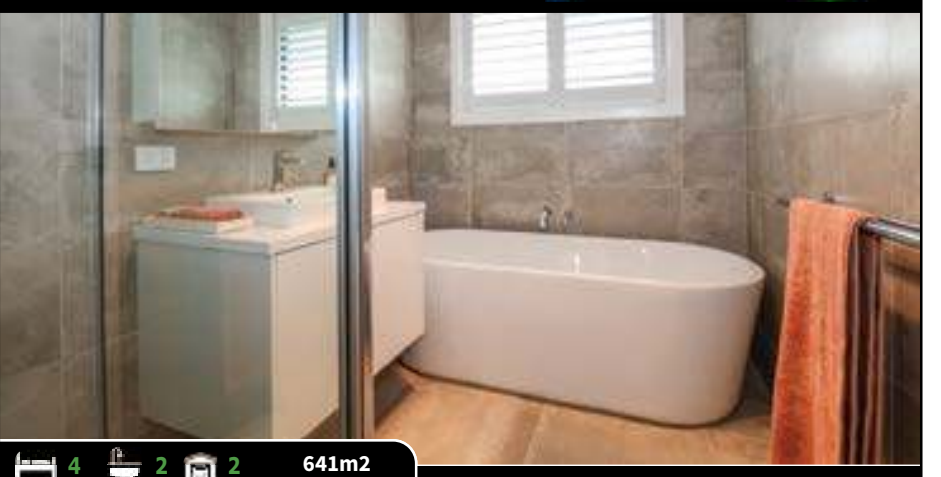
- Known as 'Mahers" C/A 4/4B Parish of Polisbet
- Rising Mallee Loam
- Pipeline connected
- Currently Sown to Wheat
- Excellent Chemical History
- 40km West of Swan Hill
- Good fencing

Expression of Interest to selling agent by Friday 30th October 2026, by 10am

Terms: 10% deposit on signing, balance 60/90 days
with immediate working possession after harvest



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



4 2 2 641m2

Modern Lifestyle

16 Sandalwood Avenue, Swan Hill, Vic

- 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
- 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 by appointment



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



743m2

Heirloom Estate

9 Roma Drive, Swan Hill, Vic

- Create the home and lifestyle you deserve in Swan Hill's newest community
- Level building allotment of approximately 743m2 with a northerly aspect in a desirable southern location off Coronation Avenue
- Fully serviced and fully titled with owner's building plans included
- Free of easements
- A thoughtfully planned community with central parklands and open space

Price: $198,000
Inspection by appointment

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



1800m2

Haven On Lake Boga - Absolute Lake Frontage

81 Hayes Road, Lake Boga, Vic

- Absolute lake frontage with spectacular panoramic views! This original Stage One allotment at Haven is perfectly positioned among established lifestyle properties
- A massive 1800m2 canvas offering unrestricted flexibility to design the bespoke home of your dreams and create a truly one-of-a-kind statement residence
- Welcome to Lake Boga – The Aquatic Playground of the North! Enjoy endless water skiing, paddling, fishing, or simply relax on your party boat and soak up the serene environment
- Ready-to-Enjoy Frontage: Landscaped lake frontage with lawn extending to the water's edge, concrete walking path, and retainer wall. Beautifully developed street frontage at the rear
- Exclusive Community Features: Easy access to the community park and on-site boat ramp
- Full Services Included: Fully serviced allotment including power, dual water supply, reticulated sewer, and communications

Don't miss this opportunity to secure your family's future on the shores of Lake Boga

Price: $550,000

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

brcswanhill.nutrienharcourts.com.au

12904032-GS39-26



VALUE HOME

THIS well-priced at 5 Malcolm Street, Nyah, offers affordability suited to first home buyers, downsizers or investors looking to join the growing rural community.

Featuring two comfortable bedrooms, a central bathroom and a practical floorplan, the home is relaxed with scope to update, personalise or add value over time.

The undercover area presents the space to host family and friends, enjoy a morning coffee or just relax in the rural setting.

The block allows the potential to expand on the established fruit trees, utilise the shedding, or build on the home (STCA).

Just moments from the Murray River, local sporting facilities, the primary school and the Nyah township, and a short drive from the regional centre of Swan Hill, the property is conveniently located to enjoy the local rural charm while still able to access shopping, healthcare, dining and education.

RayWhite

HOME **ESSENTIALS**

Address: 5 Malcolm Street, Nyah Price: $335,000

Description: 2 bedrooms, 1 bathrooms, 1 garage Inspect: 10-10.30am Friday, 25 September

Contact: Tracey Smith, 0438 078 852, RAY WHITE



CENTRAL AND SECLUDED

POSITIONED in a prime location within easy walking distance to local conveniences, this quality-built brick veneer home at 11 Connell Street, Swan Hill offers comfort, practicality and ample shedding for the growing family, retiree or tradie alike.

The home's three well-sized bedrooms and two bathrooms are complemented by a warm and inviting living space complete with both ducted reverse cycle heating and cooling, plus a cosy wood heater for year-round comfort.

At the heart of the home is a quality timber kitchen offering timeless appeal, ample storage and functional workspace for everyday living.

The double garage and a standout three-bay shed are complete with concrete flooring and power, providing the space for additional car storage, tradies or workshop needs.

The gardens are easy to manage, allowing for more time enjoying the property and less time maintaining it.

RayWhite

HOME **ESSENTIALS**

Address: 11 Connell Street, Swan Hill Price: $785,000

Description: 3 bedrooms, 2 bathrooms, 2 garage Inspect: By appointment

Contact: Cameron Smits, 0436 001 821, Travis Hall, 0448 140 662, 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: Travis Hall, 0448 140 662, Cameron Smits, 0436 001 821, RAY WHITE

FOR SALE

RIVERSIDE
MURRAY DOWNS

A RARE 3,927M²* RIVERSIDE OPPORTUNITY



PREMIUM RIVERSIDE LIVING

With nearly an acre of premium land and direct river access, this is the first riverside lot ever offered in this development - a rare combination of scale, location and lifestyle.

EXPRESSIONS OF INTEREST CLOSE ON MONDAY NOVEMBER 2

LJ Hooker
John Monahan
0427 292 965

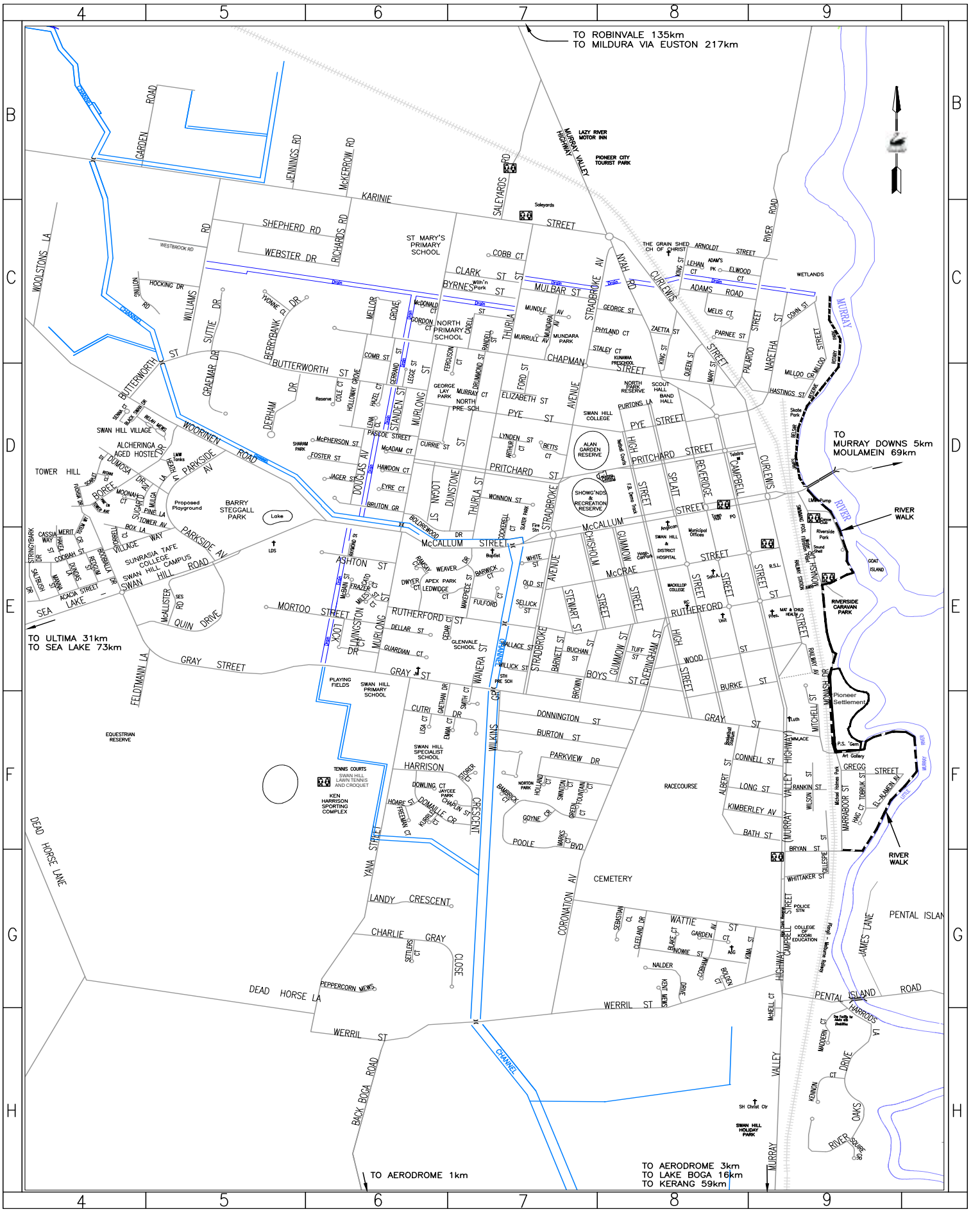






riversidemurraydowns.com.au

LIST YOUR **PROPERTY**



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
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
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	D7
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