The Guardian
PROPERTY GUIDE



ARCHITECTURAL RURAL OASIS

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ARCHITECTURAL RURAL OASIS





THE secluded property at 4805 Murray Valley Highway, Castle Donnington, is an updated rural oasis showcasing immaculately maintained 1970s architectural charm on a sprawling two-acre block.

Just 10km from the Swan Hill Post Office, 6km from Lake Boga, and a short drive from a quiet stretch of the Little Murray River, the property offers rural privacy and city convenience.

In the 41 years that the current owners have loved this home, they have updated the kitchen, bathrooms, laundry and flooring, and taken great care in the landscaping and gardening.

Behind a copse of low native trees, the property opens onto a circular red-stone driveway, revealing the brick-facade home.

From the raked timber beam and brick feature garden, the wide formal entryway features amber glass windows, a chandelier, and a cathedral ceiling.

The exposed beam raked ceilings continue into the formal living and dining room, accentuated by tall windows that bring garden views and indirect sunlight, pulling the outside in.

The space includes matching decorative pendant and sconce lighting, and a custom wall unit to complement the home's design.

The upgraded stylish kitchen has modern electric appliances including an electric oven, cooktop and range hood, a dishwasher, and built-in appliance storage and pantry.

The kitchen and the casual meals space are kept comfortable with a solid fuel heater and ceiling fan.

An additional family room, with its wall of windows following the pitch of the roof, gives a framed view of the garden and grove of native and ornamental trees.

It is complete with a split system air conditioning unit.

At the front of the house is an office or fourth bedroom, complete with a built-in stained timber bookshelf.

Each of the two carpeted secondary bedrooms have built-in wardrobes.

The home is serviced by an updated main bathroom, with a sequestered shower, full bath and vanity, and separate toilet.

The primary suite enters through double French doors and includes a walk-in robe with built-in storage and ensuite matching the main bathroom.

Storage in the passage includes a coat cupboard, linen press and semi walk-in storage cupboard.

The laundry is complete with a built-in ironing board and lots of cupboard space, updated to continue the kitchen design.

The home is kept comfortable all year round with ducted reverse cycle air conditioning and ducted evaporative cooling.

The enclosed, private backyard is made to be enjoyed, with a long wide outdoor patio shaded under an ornamental vine overlooking the manicured lawns and gardens, secured with Colorbond fencing, brick walls and ornamental iron gates.

A single garage with remote-controlled door, concrete and power has pedestrian access to the backyard, and gives more space for vehicles.

A vine-covered car shelter and additional concreted and powered shed allows for the storage of three extra vehicles.

The property is serviced by filtered town water, one megalitre of irrigation water, and 54,000L raw water storage, and the water tanks are fitted with electric pressure pumps.

The tiled roof is topped with 6.6kw of solar power, and the gardens and lawns are maintained by watering systems.

Suited to a young family, semi-retired folks and tradies needing room to spread out, this property is move-in ready, immaculately maintained over the last 41 years and ready for the next family to make it their own.

HOME **ESSENTIALS**

Address: 4805 Murray Valley Highway, Castle Donnington Description: 3 bedrooms, 2 bathrooms, 1 study, 1 garage Price: $885,000 Inspect: By appointment

Contact: Darren Scarce, 0419 354 061, NUTRIEN HARCOURTS BR&C



3 2 3 .81 Ha

Lifestyle and Location

4805 Murray Valley Highway, Castle Donnington, Vic

- First time offered since 1985, the property has been beautifully maintained and presented and is an absolute credit to the owners
- A special rural lifestyle property on approximately two acres ideally located 10km south of Swan Hill and 6km from Lake Boga
- Set in superb garden surrounds, the 1970's style brick veneer home features raked ceilings in the two living zones, an upgraded and stylish kitchen, bathroom, ensuite and laundry and every room boasts a glorious garden view
- The spacious floorplan includes a wide formal entry, living and formal dining area, family room, kitchen and casual dining area, three bedrooms with a very large master retreat which features a walk-in robe and ensuite, a large study and modern laundry and lots of practical built-in storage
- Live in comfort all year round with ducted split system RCAC, ducted evaporative cooling and cosy wood heating with the benefit of a 6.6kw solar system
- A vine-covered outdoor area at the rear is the perfect place to relax and unwind overlooking a manicured garden with extensive paving and ornate iron gates
- Single garage and additional double garage and workshed both with concrete and power
- Connected to filtered town water plus one megalitre of GMW water included
- The best of both worlds

Price: $885,000
Inspection by appointment



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



5 2 2 1400m2

The Very Best Of Town And Country

53 Murray Street, Piangil, Vic

- An 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 charms blends seamlessly with a modern extension
- 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
- 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



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

NEW LISTING

Clearing Sale

Complete Plant & Equipment
On AuctionsPlus A/C G&H Smith
81 Back Boga Road Swan Hill Vic

• **Including:** 2018 Massey Ferguson, 5711 SL Dyna 6 Tractor with GPS as new Approx 1200 hours, 2013 Massey Ferguson WR 9740 Swather, 16 ft cut, twin max adv conditioner, 2019 Goldacres Sprayer, Prairie special 3018, 17mtr boom, w flow control, Massey Ferguson 4225 tractor with forks, Cat 4x4 Backhoe, with 4 buckets, hay forks, Massey Ferguson 6130 tractor, Massey Ferguson 253 tractor, with forklift. 2018 Teagle Superted 221 hay conditioner, 3.5mtr, 3pl Donder Pro Twin spreader, Grizzly disc G24 9ft, Jadan Hay grab 15 bales, Kubota side x side.

• Numerous other items of irrigation, workshop, fencing, machinery.

Starting Wednesday 21st October 10am.
Finishing Friday 23rd October 3pm.
Viewing Day: 16th October 2026, 9-12pm
Terms & Conditions: GST applicable, full list on AuctionsPlus.

Agents comments:
"I don't think I have seen machinery so well looked after and maintained".



Agent Joe O'Reilly
M 0427 329 911
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brcswanhill.nutrienharcourts.com.au

12906251-GS40-26

A FEATURE CHAIR MAKES A STATEMENT

FEELING like your living space could do with a refresh? Or maybe your bedroom feels like it's missing something?

A feature chair could be the final puzzle piece that pulls together your space.

With a variety of chairs available on the market, an accent or feature chair has an undeniable power to tie a room together ... If chosen correctly.

Starting off, it's important to outline a purpose for your new chair: Decorative, additional seating, a reading nook or just a place to leave that clean load of laundry you planned on putting away three days ago.

Once you've decided on the purpose, you'll need to consider the space available and chair size so as to not encroach on the entire room.

That's where the fun part comes in – deciding which style of chair you'll go for.

A wing chair is a great visually appealing chair with accented sides that wrap around the person sitting inside. Originally designed to be situated in front of a fireplace, they protect from chilly drafts and trap in the heat from a nearby fireplace. An excellent addition to a traditional, classic style home.

French country armchairs have a classic, chic style, similar to a wing chair, but in place of the wings are usually timber armrests with a fabric accent for comfort. They're typically not a standout statement, but have the capacity to make an elegant impact in a room.

Designed for comfort, a barrel armchair is made with a rounded backing, it's almost as though a sphere has been sliced in half and scooped out to sit in. In more modern designs the plush of the seat backing extends all the way to the ground, creating a cohesive design without visible legs.

Be sure to also think carefully when selecting the colour of your feature chair. Try to compliment your existing furniture and either go for a polar opposite stand out, or something that will blend nicely with what you have.



A chic style, winged armchair, is perfect for a cozy night with a good book.



An abstract statement chair is able to blend in with an existing neutral theme while still making an impact.



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SWAN HILL Rural City Council

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

towerhill.swanhill.vic.gov.au

12898603-MA36-26

Elders

'Yarranvale' Tullakool, NSW

Extensive Broadacre Farming Plant & Machinery Clearing Sale

COMMENCING AT 9.30AM, FRIDAY 23RD OCTOBER 2026
SELECTED LOTS INTERFACED WITH AUCTIONSPLUS FROM 12PM
PRE-AUCTION INSPECTION DAYS: 'YARRANVALE' SUNDAY 11TH OCTOBER (10AM - 2PM) AND THURSDAY 22ND OCTOBER (10AM – 2PM).
(PROPERTY SOLD BY ELDERS)

Plant & Equipment listed on APLUS: '23 JD790 4WD Combine Harvester, 715 rotor hrs, 940 eng. hrs w '23 JD740D Draper front Leith bogie/bogie trailer; '14 JD680 4WD Combine Harvester, 2,721 rotor hrs, 3,804 eng. hrs w '14 JD640D Draper front Hamilton Engineering bogie/bogie trailer; '13 Case IH Patriot 4430 Sprayer, 5,097hrs; '11 Kenworth T609 Prime Mover; '14 Western Star W4900 FXT Prime Mover; '05 Kenworth T404 Prime Mover; '18 JD 9520R Scraper Special 4WD Tractor, 6,000hrs; '12 JD 8310R FWA Tractor, 8,360hrs; '18 JD 8295R FWA Tractor, 4,101hrs; '18 JD 8175M FWA Tractor w JD 663R loader, 1,947hrs; '03 JD 6420 FWA Tractor w JD 640 FEL, 5,244hrs; '04 NH TG255 FWA Tractor, 8,897hrs; '96 Ford SLE Powerstar FWA tractor, 8,172hrs w Quike Q56 FEL; '01 NH TM165 FWA Tractor with Challenge 4121 FEL, 8,804hrs; Dunstan 30T dual axle chaser bin; Dunstan 25T dual Axle chaser bin; Dunstan 80T mother bin; Brandt 1070 swing away auger, hyd. shift; Batco 1577 Grain Elevator; Grain Commander 4613 Auger; '10 Hamelex Triaxle alum. Tipping Lead Trailer and '10 Hamelex alum. Triaxle Tipping Trailer; '98 Moore steel Triaxle Tipping Lead Trailer; '02 Moore steel Triaxle Tipping Trailer; '01 Hercules alum. Triaxle Lead Tipping Trailer; '09 Hamelex alum. Triaxle Tipping Trailer; '86 Allison Triaxle dropdeck Low Loader hyd. ramps outriggers; K-Line 2900 Speed Tiller; Ennor 28 Series 92 hyd. fold Tandem Disc; Flexicoil 3450 Seeder & S820 43ft Bar; Flexicoil 1330 Seeder and C820 33 ft Bar; Flexicoil 1720 Seeder & C820 41ft bar; '21 Marshall 812T Spreader; '21 Kuhn Axis 50.2 Lkge Spreader; '01 Mitsubishi Canter 4WD Spray Truck, 121,779km; Kobelco SK200 Excavator; '22 NH Elite Telehandler, 522hrs; '17 NH 4WD FEL Backhoe, 2,131hrs; '64 Cat D6B Dozer; '09 NH BR7070 Round Baler; '10 JD 925D Draper front, Leith single/bogie trailer; '18 Shelbourne RSD28 Stripper front, bogie/bogie axle trailer; Shelbourne RSD24 Stripper front, single/bogie trailer; Farmor 14ft Laser Bucket Front Apron Rear Rippers Bartlett Ball Hitch one owner, Soucy Track System to suit JD Header.

Additional plant and equipment onsite: '80 Mack R600 Prime Mover; '88 G88 Prime Mover w 8m bogie tipper fixed turntable;' 79 Ford Louisville bogie tipper, grain bin & stock crate '82 Lusty Drop Deck Triaxle Trailer; '93 BYRNE 4 deck 40' Triaxle stock trailer; '12 Knuckey SB143 Draper front Quick-Tech-front; '10 Phillips Swathmaster Draper front; Farmor 12m towable hyd. fold grader board; KB 13.6M towable smudger board; Ennor 14 Plate Rice Banker; Yeomans 3PL 5m 15 tine ripper; Ennor 9 tine lkge ripper; Kuhn FC600RG Mower Conditioner hyd. offset 3m cut; Bromar MF36 Multifeeder scales actuators rollover tarp; Proway 8M Towable sheep loading ramp; '24 Can Am Commander 1000R 4x4, 2,700kms winch, towball, tilt tray; '17 Can Am Ranger 800,21,000kms, towball, tilt tray; '16 Kawasaki SWV2 Mule; '98 Suzuki Siera Stockman ute; Redlift Diesel 3.5 T Forklift 295hrs; Toyota Gas 2T Forklift 845hrs; Atlas XAS88 Air Compressor 125hrs; 2 x '17 Can-am 570 4WD, '16 Can-am 650 4WD, Suzuki Eiger 400cc; 1500L Tandem Fuel Trailer; Cobb Court 1700L Tandem Fuel Trailer; Spectraphysics LL50 Precision Laser; Spectraphysic 945L Laserplane; Fulton hyd. 2.5M Grader Blade w rear wheel and so much more.

Terms: Cash, cheque or EFTPOS on day of sale. GST applicable. Buyer registration onsite and Aplus online. Photo ID onsite required. All vehicles currently registered to be sold unregistered. Full descriptions online.

Directions: 'Yarranvale' 208 Miller Road Tullakool NSW. Situated off the Barham-Moulamein Road, 25kms from Barham and 47kms from Moulamein. Signs erected on the day. Catering available.

Jason Telford 0447 533 313
Matt Horne 0409 355 733

Vendors:
David 0427 539 248
Geoff 0428 539 340

AuctionsPlus

Elders Barham

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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

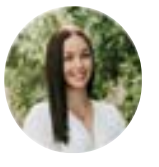
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Charlotte Broad | 0411 207 321
DIRECTOR & LICENSED ESTATE AGENT
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Lilliana Goudie | 0439 229 869
SALES ASSOCIATE
lilliana@broad-realty.com.au

BOARD PULLS TRIGGER ON INTEREST RATES

AS widely expected, the Reserve Bank of Australia board has decided to increase the cash rate target by 25 basis points to 4.60 percent.

It was a matter of when, not if, the board would pull the trigger with a rise expected in either September or November.

In a statement released on Tuesday afternoon, 29 September, the board said inflation remains elevated and some of the upside risks flagged in August are materialising.

The conflict in the Middle East has broadened and global energy prices are now much higher than had been assumed in the August forecasts.

AI-related demand is driving rapid growth in global prices for technology-related goods. And there remains pressure on domestic capacity.

Liaison indicates that firms are experiencing cost pressures and are either increasing the prices of their goods and services or looking to do so.

Short-term measures of inflation expectations remain elevated. And recent inflation outcomes in Australia were stronger than expected at the previous meeting.

Growth in output has slowed but, at the margin, was stronger than expected in the June quarter.

There are signs that growth in consumer spending is easing gradually as expected, although housing prices have fallen in most capital cities and new housing loans have declined noticeably.



Reserve Bank of Australia. (Joel Carrett/AAP PHOTOS)

Labour market conditions have eased broadly as expected in recent months, and labour market leading indicators are broadly stable.

Meanwhile, growth in business investment and debt is strong.

RBA governor Michele Bullock told Chris Kohler from Nine she understood Australians were "quite rightly very annoyed and upset" about the rising cost of living.

"This is tough. The board did not take this decision to (hike rates) lightly.

"There's nothing I can say to make this better for households. We knew this was going to hit some people pretty hard. But we have to do it."

Bullock said the best thing the RBA could do was return inflation to 2.5 percent, noting that price pressures were being driven by both offshore factors and domestic demand.

Higher interest rates will take time to flow through the economy, she said.

"It does not happen overnight and can take 12–18 months for the full effect of rate rises to be felt.

"We have to see how these four interest rate increases are going to affect the economy over the next few months."

Speaking to media, Bullock said Australia was not in danger of going back to the double-digit interest rates of the 1990s.

"Inflation back in the 1990s was double digits as well," she said. "Inflation is not in double digits – inflation is about three-and-a-half per cent. It's a percentage point above our target.

"Inflation is nowhere near what it was in the 1990s so I think we're in a good position at the moment … we think that financial conditions are restrictive."

Bullock also revealed that the board had not even considered a double rate hike this month but would raise interest rates again if needed to bring inflation down.

This rise will be a blow to home owners with large mortgages, taking rates to the highest level in 15 years.

But individuals who have high-interest savings accounts will see their savings accruing more interest, if their bank applies higher rates to their accounts.

Inflation hurts everyone, especially the less well-off in the community, the RBA board acknowledged in its statement.

There continue to be heightened uncertainties about the outlook for domestic economic activity and inflation.

The Middle East conflict remains unresolved, and there are scenarios where inflation is higher and activity lower than forecast.

Global oil supply disruptions are maintaining upward pressure on global and domestic energy prices and inflation.

A period of prolonged uncertainty may also cause growth to be lower overseas and in Australia.

However, growth in Australia's major trading partners to date has been stronger than expected, as the boost from AI-related investment has outweighed the adverse effects of the Middle East conflict.

In Australia, weak productivity growth continues to constrain potential growth and there are uncertainties about the economic effects of the downturn in the housing market.

Since the previous meeting, some of the upside risks to inflation are materialising. There have been further disruptions to global oil supply and recent data suggest that growth and inflation in Australia have been higher than expected.

Higher fuel prices have partially been passed through to prices of other goods and services. This inflation impulse is in addition to the effect of capacity pressures in the economy.

The board remains focused on ensuring that high inflation does not become embedded. To achieve this, growth in aggregate demand needs to remain subdued for a period to reduce capacity pressures and bring inflation back to target.

The three increases in the cash rate target since the beginning of the year have tightened financial conditions and the economy appears to be slowing. But inflation is still too high and the board judged that, in light of recent developments, a further tightening in financial conditions is warranted to support a return of inflation to target in a reasonable period.

The board will continue to do what it considers necessary to bring inflation sustainably back to target, including increasing the cash rate target further if needed.

Accordingly, the board will be attentive to the data and the evolving assessment of the outlook and risks to guide its decisions.

Monetary policy is well placed to respond to developments, and the board is focused on its mandate to deliver price stability and full employment.

This month's policy decision was unanimous.





Reserve Bank of Australia (RBA) Governor Michele Bullock. (AAP Image/Steve Markham)

K.B PROPERTY CO.



SALE 3 Bed | 1 Bath | 1 Car

55 Burton St
SWAN HILL

Practical Potential

Low maintenance Townhouse in a popular southern location ready for your modern makeover.

The home offers a great layout with everything you need including 3 bedrooms & generous size kitchen and separate laundry room.

Evaporative cooling and split system take care of the climate control with a back patio for entertaining.

A small package with big potential in a fabulous corner location.

Contact Mick or Cal for more information

$325,000



SALE 3 Bed | 2 Bath | 2 Car

19 Chisholm St
SWAN HILL

Presenting this lovely family home in arguably one of the best positions in town, three bedroom and two newly renovated bathrooms with a great size yard and terrific lock up brick shed.

Largely original and in fantastic condition the home is ready for new owners to put their own stamp on it, featuring generous size bedrooms all with built-in robes & ensuite to the Master.

The living room is very comfortable and well-lit opening to the tiled dining room and kitchen with plenty of room for preparing meals featuring both gas cooktop and double electric wall oven. There is also a second dining room off the lounge that could transform into a fourth bedroom or study.

Reverse Cycle floor heating and cooling along with ceiling fans in the bedrooms takes care of the climate control, the whole home exudes charm & warmth with the quality of the original build evident throughout.

Entertaining is made easy with the large under cover al-fresco area at the rear of the property (with outdoor toilet) & front deck perfect for relaxing and taking in the tranquillity that is Chisholm St. This is a rare find with the combination of size and layout in the centre of town.

Contact Mick or Cal for more information

$630,000

CONTACT US ABOUT OUR OFF-MARKET PROPERTIES FOR SALE

WE MIGHT HAVE JUST WHAT YOU'RE LOOKING FOR !







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

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

12906320-MR40-26

MODERN FAMILY CORNER LOT 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

HOME **FOCUS**

COMFORTABLE LIVING ADDING VALUE

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 Description: 3 bedrooms, 1 bathrooms, 1 garage Price: $233,000 Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY

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



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



PRIME SOUTHVIEW ESTATE LOCATION

SITUATED in the peaceful and family-friendly Southview Estate, this generous 679sqm block at 17 Bronte Court offers the perfect canvas for your new home.

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

With a wide frontage and ample space for a modern residence, the possibilities are endless.

Enjoy the convenience of being within walking distance to Ken Harrison Reserve, Swan Hill Specialist School, Swan Hill Primary School, and a range of other local amenities including shops, parks, and sporting facilities.

HOME **ESSENTIALS**

Address: 17 Bronte Court, Swan HIll Price: $175,000
Description: 679sqm land Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY

HOME **FOCUS**

MODERN RURAL HOME OFFERS SPACE

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 Description: 4 bedrooms, 2 bathrooms Price: $675,000 Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY

REVIVE OUR SPRING SPACE

NOW that we're in Spring, you may be noticing your outdoor areas are starting to look a little worse for wear. Perhaps the deck has lost its shine or your paved entertaining space is looking a little tired — now is the perfect time to refresh and revitalise these outdoor areas while the warm weather is still here.

REFRESH PAVED AREAS

Visit your local hardware store and find a paver or concrete cleaner suitable for your pavers at home. You can use a brush and a bit of elbow grease, but for best results a pressure cleaner should be used to blast away dirt, mold, grime and other nasties.

Pick the first of a few sunny days to clean your pavers and then let them dry for a day or two. You can also purchase paints or sealants for your pavers to keep their colour vibrant and clean, and extend the longevity of the outdoor area. Refilling gravel or sand in between pavers or around your entertaining area will also keep it looking polished and fresh.

STAIN OR PAINT YOUR DECK

If your deck and railings are looking a bit dull or shabby, you may need to recoat them with either a stain or paint. When deciding on the colour and finish, it is important to consider the products previously used on the timber. Oil-based stains will sink into the timber and fade away with time, as opposed to acrylic or water-based stains that sit on the surface and peel or flake away.

Preparation is key when restaining or painting a deck - the surface must be clean and stripped back of any previous product or dirt to ensure a pristine, lasting finish. Scrub or pressure clean your deck, or use a timber stripper to remove past products. The type of stain you use will determine the application method, but your local hardware experts will be able to advise you on the tools and techniques required to get your desired result.

INSTALL AN OUTDOOR AWNING

Whether you're upgrading your existing awning or installing a completely new setup, outdoor blinds and awnings are practical and attractive ways to maintain sun safety for your family and your outdoor area.

Replacing an existing awning will likely be more straightforward than installing a new one, as all you have to do is safely remove it, measure the size of the awning, decide on a colour, density and style, then purchase and install it.

If you are installing a brand new outdoor blind or awning, you may have a little more work on your hands. To begin, you should decide the style of awning or blind you'd like - it may be a fixed awning, or perhaps a retractable or roll-up blinds. You then need to measure the size of the space to be covered, and decide on a density of material for your blind if it is a fabric blind, such as those available for purchase from Coolaroo. Depending on the thickness and density of the material, more or less light and UV rays will be able to get through.

You're then up for a trip to your local hardware store to select a colour and appropriate size of blind or awning, and all the required fittings and fixtures. It is likely that you'll need some power tools such as an impact driver or drill, so if you don't already own one, consider purchasing one or borrowing one from a friend or family member. The instructions included in the blinds should be fairly straightforward, and the blind company will often have a video-tutorial available should you face any difficulties.



Refresh your outdoor area before it heats up too much. Pictures: iStock



Proper care and maintenance will also extend the life of your outdoor area, saving you money in the long run.



Even the simplest of refreshers can make your space seem new.

GET CRAFTY IN A ROOM OF ONE'S OWN

IN recent years, the trend of creating dedicated craft rooms for adults has become increasingly popular. These rooms provide a dedicated space for hobbies such as sewing, painting, and other crafts that require space and organisation. They offer a peaceful retreat for adults to indulge in their creativity and pursue their passions.

Adult craft rooms are often designed with storage and organisation in mind. Shelves, cabinets, and drawers are commonly used to store materials such as fabrics, paints, and papers. Craft tables are often designed to provide ample work space, with built-in storage and organization for supplies. Walls can be outfitted with pegboards, corkboards, or other organizational systems to keep tools and supplies within easy reach.

Lighting is also an important consideration in adult craft rooms. Natural light is ideal for crafting, but it's not always available. Task lighting, such as a table lamp or under-cabinet lighting, can help provide adequate illumination for detailed work.

In addition to being functional spaces, adult craft rooms can also be stylish and inspiring. The decor can be tailored to the individual's personal style and the type of crafts they enjoy. For example, a craft room designed for sewing might feature vintage-inspired decor, while a painting studio might incorporate bold, colorful artwork.

Having a dedicated craft room can offer many benefits for adults. It provides a space to escape the stresses of daily life and engage in a hobby that brings joy and fulfillment. It also allows for the exploration of new skills and the development of existing ones.

Overall, the trend of adult craft rooms in homes reflects a growing interest in pursuing creative hobbies and the desire for a dedicated space to do so. Whether it's a small corner of a room or a separate space altogether, a craft room can offer a sanctuary for adults to indulge in their creativity and pursue their passions.

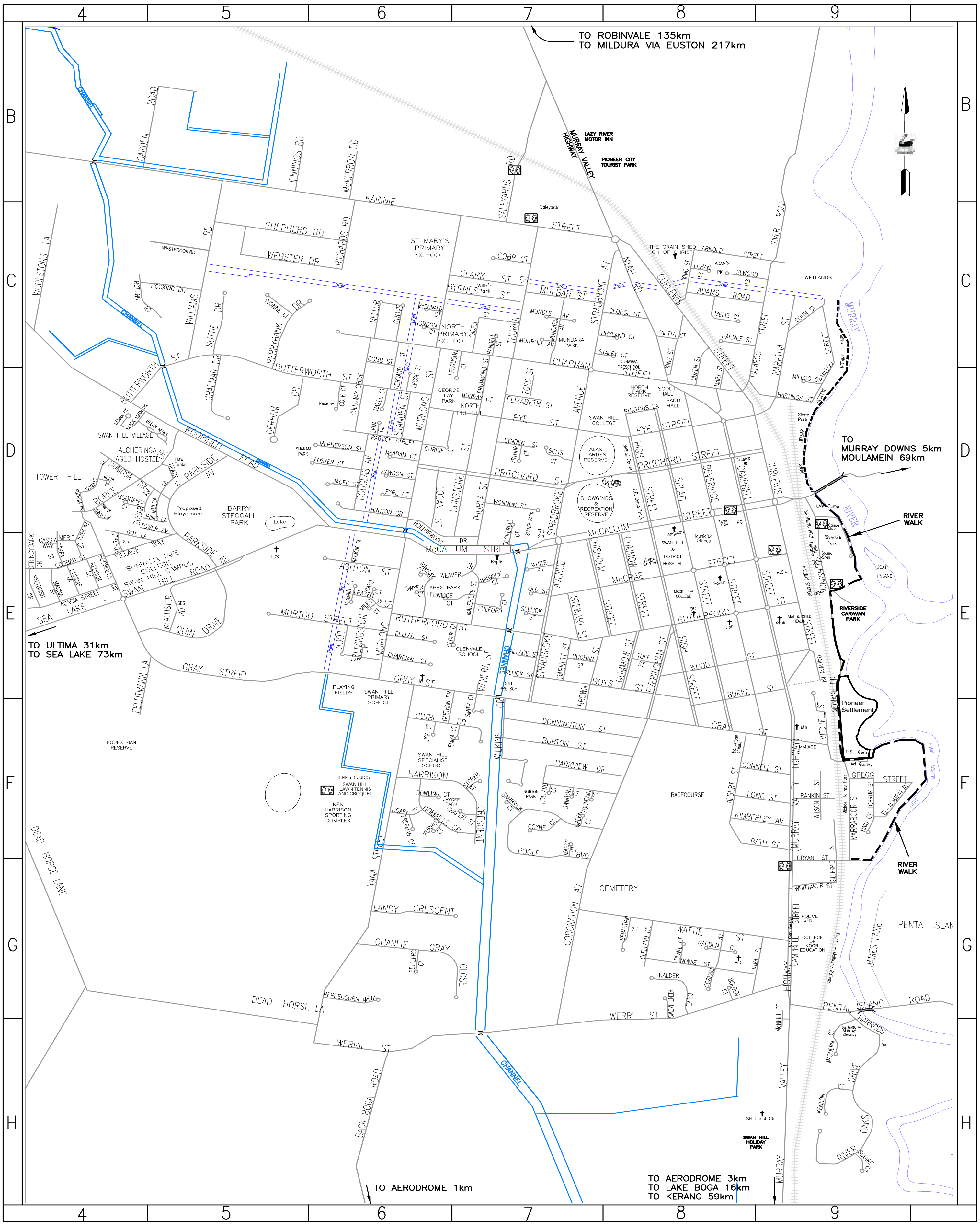


Decor can be tailored to the individual's personal style and the type of crafts they enjoy.



Craft rooms can be quiet places to relax and get creative.





List your property now, and reap the financial rewards!

Buy, sell or rent… the options are endless

Contact one of your local agents today!

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