The Guardian
PROPERTY GUIDE

CENTRALLY LOCATED EASY LIVING

Turn to page 2

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The Guardian
PROPERTY GUIDE























CENTRALLY LOCATED EASY LIVING

THE low-maintenance two-bedroom unit at 2 Connell Street, Swan Hill is ready to move in, with fresh renovations and tidy presentation creating a welcoming feel.

Set on a separate title in a quiet neighbourhood just a short walk from the heart of Swan Hill, Little Murray River and the Swan Hill Racecourse, the property offers neat, manageable outdoor living.

From the manicured, low-maintenance front yard, the home opens through the leadlight front door to the shared living and meals area.

A fresh coat of paint, plush new carpets and new sheer curtains and blinds throughout give the home a fresh, contemporary feel, with split-system heating and cooling providing convenient comfort.

The home continues into the updated kitchen, complete with electric appliances, a breakfast bar for casual dining, and plenty of storage space, including a two-door pantry.

The main bathroom has been fully renovated for a luxurious contemporary feel, with new tiling, brushed brass fittings, a Caesarstone-topped floating vanity, a glass-enclosed shower and freestanding bath.

The two bedrooms have built-in wardrobes and are filled with diffused natural light.

More storage can be found in the laundry's built-in cupboard, and the single garage with pedestrian access to the backyard adds extra convenience to everyday living.

The backyard offers manageable outdoor living, with a lush established lawn and garden beds offering a slice of nature to unwind in, while secure fencing adds further practicality to the space.

Suited to busy professionals and retirees, the home at 2 Connell Street, Swan Hill offers the advantages of suburban living in a low-maintenance package.

HOME **ESSENTIALS**

Address: 2 Connell Street, Swan Hill Description: 2 bedrooms, 1 bathrooms, 1 garage Price: $495,000 Inspect: By appointment

Contact: Charlotte Broad, 0411 207 321, Lilliana Goudie, 0439 229 869, BROAD REALTY

Swan Hill...

Some things are better shared quietly.

Secret Homes™ has arrived.

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

3/83 Splatt Street, **SWAN HILL** FOR SALE







$420,000

2 BED | 1 BATH | 1 CAR

Enjoy the convenience of a central Swan Hill location with this low-maintenance two-bedroom unit, ideally positioned within easy walking distance to the shops and town centre. Offering comfortable living, practical spaces and a manageable 186sqm (approx.) allotment, it presents an appealing option for downsizers, investors or those seeking an easy-care lifestyle close to everyday amenities.

The generous living room enjoys plenty of natural light through a large front window and is complemented by split-system heating and cooling. An adjoining dining area connects with the well-equipped kitchen, which offers ample cabinetry and bench space, electric cooking and excellent storage.

Both bedrooms include built-in robes, with the main bedroom featuring additional built-in storage.

OPEN FOR INSPECTION

Saturday, 10th October from 10 - 10:30am

Scan to find out more information!

broad-realty.com.au

BROAD REALTY



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



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



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.

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

HOME **FOCUS**

COMFORT AND CONVENIENCE

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.

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.

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.



HOME **ESSENTIALS**

Address: 6 Donnington Street, Swan Hill Description: 3 bedrooms, 2 bathrooms, 1 garage Price: $550,000 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
Inspection Saturday
10.15am - 10.45am

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
Inspection Saturday
11:00 - 11:30am

Michael Klomp
0419 203 908







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
Inspection Saturday
9:30 - 10am

Michael Klomp
0419 203 908







70 Rutherford St SWAN HILL — 3 | 2 | 2

COMFORT, SPACE & CONVENIENCE IN A GREAT LOCATION

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

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

For Sale: $395,000
Inspect by Appointment

Michael Klomp
0419 203 908

12907995-MA41-26

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

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

RIVERSIDE
MURRAY DOWNS

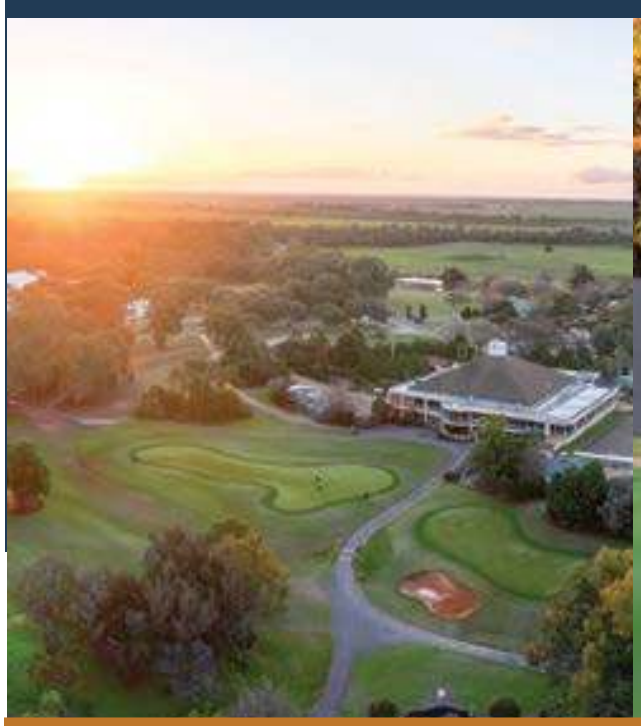
LOTS FROM 900–3378sqm*

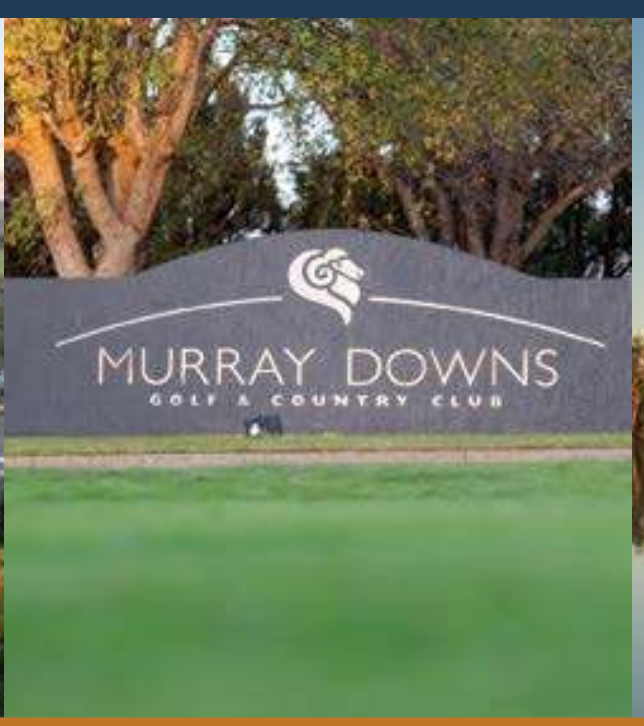
NOW SELLING

STAGE TWO

LJ Hooker
John Monahan
0427 292 965

*approx







riversidemurraydowns.com.au



SECURE, SPACIOUS AND READY

LOCAL just moments from the Murray River, local sporting facilities, primary school and Nyah township amenities, the property at 6 Bell Street, Nyah, offers the tranquillity of country living while remaining only a short drive from Swan Hill.

Positioned on a generous 991m² (approx.) allotment, the home features two spacious bedrooms, a central bathroom and a welcoming floorplan, providing comfortable living with scope to further enhance over time.

Roller shutters throughout the property, including the verandas, offer added security, privacy and peace of mind.

For retirees and those who love to travel, this is the ultimate lock-up-and-leave lifestyle.

The spacious backyard provides plenty of room to create your dream garden, establish vegetable gardens or enjoy the generous open space.

The large rear deck and outdoor entertaining area provide the setting for relaxing with family and friends.

For the travelling enthusiast, the property also offers undercover storage suitable for a large caravan, Winnebago or motorhome setup.

HOME **ESSENTIALS**

Address: 6 Bell Street, Nyah Price: $355,000
Description: 2 bedrooms, 1 bathrooms, 2 garage Inspect: By appointment
Contact: Tracey Smith, 0438 078 852, RAY WHITE



ACRES OF COUNTRY FREEDOM

THE property at Lot 3 TP321147Q Hogg Road, Lake Charm presents a rare opportunity to secure approximately 50 acres of tightly-held land, offering space, freedom and possibilities for those looking to create a rural lifestyle.

Set among the open landscapes of the Mallee, this substantial parcel provides a blank canvas for buyers wanting room to move, pursue their rural interests or escape the pace of town living.

The size and location of the property provide plenty of space to bring a vision to life (STCA), whether that is a private country retreat, recreational pursuits, livestock, or expanding an existing farming operation.

Additional features of the property are a one megalitre stock and domestic water allocation and a river frontage.

HOME **ESSENTIALS**

Address: Lot 3 TP321147Q Hogg Road, Lake Charm Price: $165,000
Description: 20ha land Inspect: By appointment
Contact: Tracey Smith, 0438 078 852, RAY WHITE

HOME **FOCUS**

BRAND NEW AND STYLISH



DESIGNED with modern family living in mind, this four-bedroom home at 12 Stringybark Drive, Swan Hill combines quality finishes, practical design and low-maintenance living.

The spacious primary suite is privately positioned and features a generous walk-in robe and stylish ensuite, while the remaining bedrooms are well-sized and serviced by a contemporary family bathroom.

At the heart of the home is a thoughtfully designed kitchen complete with stone benchtops, electric appliances, a large walk-in pantry and quality fittings, and the open-plan living and dining area.

A second living room provides extra space for families, while the study nook is suited for those working from home or needing a dedicated homework area.

Split system air conditioning throughout ensures year-round comfort and the tasteful selection of modern colours and finishes creates a fresh, welcoming feel upon entry.

The fully fenced yard offers a secure and easy-to-maintain space, perfect for busy lifestyles without sacrificing outdoor enjoyment.

Complete with the peace of mind of a builder's warranty, this home is ready to move in and start enjoying from day one.

HOME **ESSENTIALS**

Address: 12 Stringybark Drive, Swan Hill Description: 4 bedrooms, 2 bathrooms, 2 garage Price: $689,000 Inspect: By appointment
Contact: Tracey Smith, 0438 078 852, Cameron Smits, 0436 001 821, RAY WHITE



JUST LISTED

10 5 5 1011

1-5/84 Market Street, Balranald

Presenting an exciting prospect for investors, this substantial multi-residential holding comprises five separate units, creating diversified rental income while reducing reliance on a single tenancy. Positioned within an established regional township, the holding offers flexibility for long-term ownership, strategic improvements and future growth, subject to council approval. Rarely offered in this format, it combines scale, diversified income and genuine potential within one appealing regional asset.

Sale
$1,075,000

View
BY APPOINTMENT

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

We bring the whole team

raywhiteswanhill.com



JUST LISTED

2 1 2 2024

201 Best Street, Sea Lake

Set on an impressive 2,024m² double block, this comfortable two-bedroom home delivers generous proportions, versatility and exciting potential. Featuring two living areas, an updated kitchen and central bathroom, the practical layout is well suited to families, investors or those seeking a relaxed country getaway. Air conditioning and gas heating provide year-round comfort, while an undercover entertaining area, carport and shedding add further appeal. Conveniently positioned in Sea Lake, this generous holding provides room to grow, unwind and make it your own.

Sale
$329,000

View
BY APPOINTMENT

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

We bring the whole team

raywhiteswanhill.com



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

Tower Hill
SWAN HILL

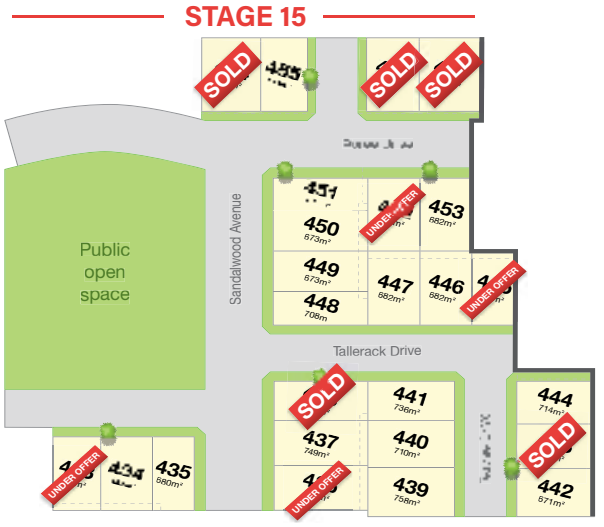
You'll love life at Tower Hill

Stage 15 release – Now with titles!

For more information visit website or scan QR code

SWAN HILL Rural City Council

STAGE 15



towerhill.swanhill.vic.gov.au

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



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 Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



Home Sweet Home

16 Foster Street, Swan Hill, Vic

- Some properties feel “like home” the moment you enter. This is a perfect example
- Ideally located at the end of a court next to Sharam Park with its lush green lawns and shade trees, the perfect space to let your children or grandchildren play until their hearts are content
- The beautifully presented and maintained brick veneer home features a formal entry, U-shaped living room, dining and kitchen, three bedrooms (all with built-in robes) with direct access to the large bathroom from the primary suite and a functional laundry
- Living is easy with ducted evaporative cooling, cosy gas heating and a ceiling fan in the living and dining area
- Step outside to a large all-weather outdoor living area overlooking the manicured rear garden
- Single carport, a lock-up single garage with power and concrete floor with additional storage at the rear and a garden shed
- Established, neat gardens and lawn areas with fully automated watering systems
- For those starting out or those winding down

Price: $495,000
Inspection by appointment



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



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

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
joreilly@brcagents.com.au



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

brcswanhill.nutrienharcourts.com.au

12907861-MR41-26

K.B PROPERTY CO.



OPEN FOR INSPECTION SATURDAY 10:45-11:15am





SALE 4 Bed | 2 Bath | 1.65 Acres

13 Berrybank Dr
SWAN HILL

"Don't Fence Me In"

Welcome to a family 4 bed 2 bath home on just over 1.6 acres with room for everyone, and then some. Thoughtful layout, a welcoming feel and incredibly well built.

Positioned in popular Berrybank Drive, there's so much to enjoy now and plenty of potential for the future. It starts with a cosy formal lounge at the front, where soft carpet, open feel and large windows give the room plenty of warmth and character.

Keep going and things begin to open up; the kitchen, meals and family area form the everyday heart of the home, with plenty of room to gather and connect.

The kitchen keeps things practical with generous cabinetry, electric cooktop, wall oven, and walk-in pantry, with plenty of storage throughout the home that helps keep family life organised.

Then there's the entertaining area, the central living space flows straight out to a covered and paved patio, creating one seriously good setup for summer barbecues, family gatherings, and weekends with friends. large lawn surrounded by established greenery gives children and pets even more room to run around.

Back inside, the floorplan has been cleverly zoned for family life, the main bedroom sits at the front with its own walk-in robe and ensuite, while three additional bedrooms are spaced along the impressive hallway, each with a built-in robe.

The family bathroom sits nearby with a spa bath, separate shower, vanity, and a separate toilet. Finished off by a dedicated laundry and garage with built in shelves for storage.

Then there's the location, tucked away in a private no through drive these blocks are seldom on offer, and 13 Berrybank Drive is complemented by a separate double car garage and large shed with concrete floor, power and air conditioning. A true lifestyle house & land package that could become the start of your new dream.

$1,200,000

Contact Mick or Cal for more information



OPEN FOR INSPECTION SATURDAY 10-10:30am





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.

$795,000

Contact Mick or Cal for more information

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

12908169-MA41-26