The Guardian
PROPERTY GUIDE

LIFESTYLE HOUSE AND LAND PACKAGE

Turn to page 2

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The Guardian
PROPERTY GUIDE













LIFESTYLE HOUSE AND LAND PACKAGE

THE welcoming four-bed, two-bath home sits on just over 1.6 acres at 13 Berrybank Drive, Swan Hill, offering current comfort and future potential.

The home is tucked away in a private no-through drive, near enough to town for convenience and with enough space to feel secluded.

The home opens to a cosy formal lounge at the front, where soft carpet, open feel and large windows give the room plenty of warmth and character.

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.

Forming the entertaining area, the central living space flows straight out to a covered and paved patio, creating an ideal setting for summer barbecues, family gatherings, and weekends with friends.

The large lawn surrounded by established greenery gives children and pets even more room to run around.

The home's floorplan has been zoned for family life.

The primary bedroom sits at the front, complete with a walk-in robe and ensuite, while the three additional bedrooms are spaced along the hallway, each with a built-in robe.

The main bathroom features a spa bath, separate shower, vanity, and a separate toilet.

Amenities are complete with a dedicated laundry and a garage with built-in shelves for storage.

The property at 13 Berrybank Drive is complemented by a separate double car garage, a large shed with concrete floor, power and air conditioning, and has subdivision potential.





HOME **ESSENTIALS**

Address: 13 Berrybank Drive, Swan Hill Description: 4 bedrooms, 2 bathrooms, 2 garage Price: $1,200,000 Inspect: By appointment
Contact: Mick Kelly, 0407 725 443, KB PROPERTY CO

K.B PROPERTY CO.



SALE 2023m²

14 Wakool St
TOOLEYBUC

Fantastic opportunity to secure a double residential block in the heart of Tooleybuc. Just a short stroll to the river, pub, club, and golf course - it is perfectly poised for your dream home.
With subdivision potential you can quickly see that there isn't another like this on offer.

Contact Mick or Cal for more information

$148,000

CONTACT US ABOUT OUR
OFF-MARKET PROPERTIES FOR SALE

WE MIGHT HAVE JUST WHAT YOU'RE LOOKING FOR !

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

12911774-MR43-26



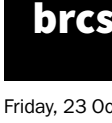
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Lifestyle and Location

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



573 acres / 232 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



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



232m2

Cosmopolitan Living

12 & 14 Tower Avenue, Swan Hill, Vic

- A big opportunity with a small, low maintenance footprint to design and build a contemporary two-storey home to suit your relaxed lifestyle with minimal garden upkeep and maximum downtime to travel and explore
- Superbly located a very short stroll to Barry Steggall Park – 15 hectares incorporating generous grassy open spaces with shade trees, Tower Hill Playground, picnic and barbecue facilities, walking and cycling paths and a large lake and boardwalk
- 232m2 of level land with rear access and ease of entry off Pine Lane for a double garage
- All services available
- A choice of two vacant lots available – both 232m2 - for you to design and build the architectural home of your dreams and live the life you crave for

Price: Price: $130,000 each allotment



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



678m2

Prime Central Homesite

67 McCrae Street, Swan Hill, Vic

- Superbly located in central Swan Hill between Gummow Street and Chisholm Street close to medical centres, St. Mary's MacKillop College and Coles Supermarket
- Approximately 678m2 of desirable red sandy loam with a preferred northerly aspect and fenced on three boundaries
- A clean and level premium building block perfect for your new home project or a bespoke residential development (STCA) with no restrictive covenants
- Major services available
- A rare opportunity to secure a vacant central homesite

Price: $395,000



Agent Darren Scarce
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dscarce@brcagents.com.au

brcswanhill.nutrienharcourts.com.au

12911594-GS43-26



NEAT AND HOMELY

POSITIONED on a generous 680m² block in a popular and peaceful street, this well-loved home at 10 Burton Street, Swan Hill offers comfort, convenience and easy living.

The home is well-maintained with a warm and homely atmosphere throughout.

Offering three bedrooms, all with built-in robes, there is plenty of practical space for families, first-home buyers, downsizers or investors.

The easy-to-maintain yard and established gardens provide a low-maintenance lifestyle, while the semi-enclosed outdoor entertaining area is perfect for enjoying time with family and friends.

Complete with a built-in barbecue, it is suited to year-round entertaining.

A garage and storage shed provides valuable additional space for the car, tools, hobbies or general storage.

The racecourse is close by and the hospital, shops, schools and churches all within easy walking distance. ●

HOME **ESSENTIALS**

Address: 10 Burton Street, Swan Hill Price: $465,000
Description: 1 bedrooms, 1 bathroom, 1 garage Inspect: By appointment
Contact: Travis Hall, 0448 140 662, Cameron Smits, 0436 001 821, RAY WHITE



LAKESIDE PERIOD CHARM

SET on a traditional quarter-acre block, this charming property at 45 Marraboor Street, Lake Boga combines beautiful period features with practical modern living.

Timber floorboards add warmth and character throughout, while multiple heating and cooling options ensure year-round comfort.

Enjoy the outdoors with welcoming verandahs and a dedicated outdoor entertaining area, perfect for relaxing or entertaining family and friends.

For those needing plenty of storage and workspace, the property offers a large shed with concrete flooring and power, along with a convenient two-car carport.

A character-filled home with plenty to offer, all set on a generous and traditional block.

There is renovation potential to personalise and add value. ●

HOME **ESSENTIALS**

Address: 45 Marraboor Street, Lake Boga Price: $370,000
Description: 3 bedrooms, 1 bathroom, 2 garage Inspect: By appointment
Contact: Cameron Smits, 0436 001 821, Travis Hall, 0448 140 662, RAY WHITE



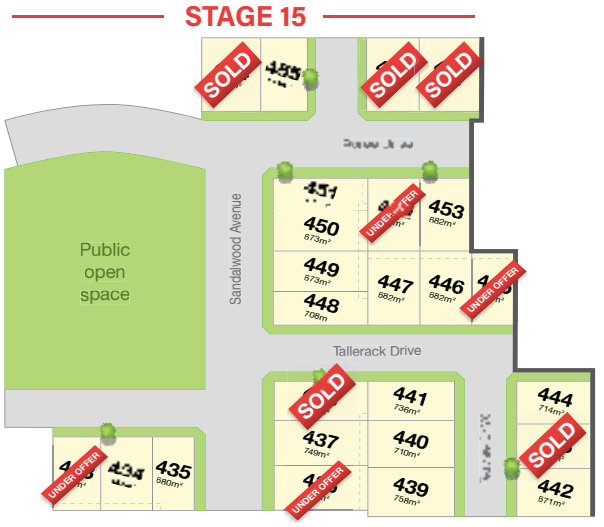
You'll love life at Tower Hill

Stage 15 release – Now with titles!

For more information visit website or scan QR code

SWAN HILL Rural City Council

STAGE 15



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

I2898603-MA36-26



LIFESTYLE LIVING

ESCAPE to the peace and privacy of country living with the lifestyle property at 15 Coburn Road, Nyah, set on approximately 18 acres (7.3 hectares), about 20 minutes from Swan Hill.

Offering space, comfort and practicality, this property is suited for those seeking room to move while enjoying a low-maintenance rural lifestyle.

The charming rendered mudbrick home exudes warmth and character, featuring exposed timber beams, stunning raked ceilings and a welcoming atmosphere that feels like home.

Comprising three bedrooms, the versatile floorplan also includes a spacious second living area that could serve as a home office, studio or business space, complete with its own external sliding glass door for convenient independent access.

The beautifully maintained gardens are both attractive and easy to manage, allowing more time enjoying the lifestyle on offer.

Two sheds provide excellent storage and workspace options, including a high shed designed to accommodate a caravan, motorhome or larger vehicles with ease.

A peaceful country retreat, a hobby farm opportunity or simply more space to enjoy life, this exceptional acreage property offers endless possibilities in a picturesque setting. ●

HOME **ESSENTIALS**

Address: 15 Coburn Road, Nyah Price: $750,000
Description: 3 bedrooms, 1 bathroom, 4 garage Inspect: By appointment
Contact: Travis Hall, 0448 140 662, RAY WHITE

GRAEME HAYES REAL ESTATE

34 McCallum St













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

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
Inspect By Appointment

Michael Klomp
0419 203 908













1/74 Stradbroke Ave SWAN HILL 3 1 1

LOCATION, COMFORT & EASY-CARE LIVING

Discover the appeal of low-maintenance living. Offering three bedrooms, two separate living areas and a practical layout, this inviting residence combines everyday comfort with plenty of space to relax and entertain.

- Three bedrooms, all with built-in robes
- Timber kitchen with corner pantry
- Semi-ensuite bathroom and separate toilet
- Ducted evaporative cooling, Gas heating
- Remote-control garage with direct street access

For Sale: $475,000
Inspection Sunday
10:30 - -11:00am

Michael Klomp
0419 203 908

70 Rutherford St SWAN HILL 3 1 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

1291762-MR43-26

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

15 Pascoe Street, **SWAN HILL**





FOR SALE $360,000

3 BED | 1 BATH | 2 CAR

Offering a practical layout, generous storage and plenty of potential for future improvements, this three-bedroom residence presents an appealing opportunity for first home buyers, investors or those looking to add their own personal touches. Positioned on a 570sqm (approx.) allotment, the home combines comfortable everyday living with functional outdoor spaces.

Scan to find out more information!

OPEN FOR INSPECTION
Saturday, 24th October from 10 - 10:30am



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

54 Stradbroke Avenue, **SWAN HILL**





FOR SALE $345,000

3 BED | 1 BATH | 1 CAR

Offering a practical layout, generous outdoor space and plenty of potential, this three-bedroom residence presents an appealing opportunity for first home buyers, investors or those looking to add their own touches over time. Positioned on a 585sqm (approx.) allotment, the home combines comfortable everyday living with the added benefit of established outdoor spaces and valuable shedding.

Scan to find out more information!

OPEN FOR INSPECTION
Saturday, 24th October from 11 - 11:30am

BROAD REALTY

BROAD REALTY

INVESTMENT MANAGEMENT SPECIALISTS
YOUR PROPERTY. OUR PRIORITY.



Jennifer Rowe
0478 896 867
INVESTMENT PROPERTY DEPARTMENT MANAGER
jennifer@broad-realty.com.au

108 Little Murray Weir Road, **CASTLE DONNINGTON**







$935,000

4 BED | 2 BATH | 6 CAR

Set amongst beautifully established gardens and expansive greenery, this picturesque lifestyle property offers an exceptional sense of privacy and tranquillity, all within easy reach of Swan Hill. Spanning 17.29 acres (approx.), the setting provides an idyllic escape from the everyday, with space to enjoy the outdoors and embrace a relaxed country lifestyle.

The beautifully presented four-bedroom residence combines modern comforts with a welcoming atmosphere. A spacious living area enjoys lovely garden views and the warmth of a woodfire, while the adjoining kitchen and dining space features contemporary cabinetry, an island bench, gas cooking, electric oven and dishwasher.

All four bedrooms include built-in robes, with the master complemented by a private ensuite, while the family bathroom features a freestanding bath and separate shower. Split-system heating and cooling, together with evaporative cooling, ensures year-round comfort.

OPEN FOR INSPECTION

Saturday, 24th October from 12 - 12:30pm

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

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

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



RIVER ESCAPE



POSITIONED within an exclusive and tightly-held estate, this generous 952m² (approx.) allotment at 23 Tangula Place, Murray Downs presents a rare opportunity to secure a slice of peaceful riverside living.

Surrounded by natural beauty, this private setting offers both tranquillity and convenience, and creates a strong foundation whether for a permanent residence, holiday retreat, or lifestyle investment.

The Murray River and Murray Downs Golf Course is just moments away, allowing for morning walks, afternoon rounds, or simply soaking in the serene environment.

Swan Hill is just a short drive away, offering shops, cafes, restaurants, schools, healthcare, and sporting facilities.

Zoned RE2 – Private Recreation, this unique parcel is suited to those seeking space, privacy, and a connection to nature within a well-regarded estate.

HOME **ESSENTIALS**

Address: 23 Tangula Place, Murray Downs Price: $265,000
Description: 952m² land 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



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: 679m² land 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 Price: $850,000
Description: 5 bedrooms, study, 2 bathrooms, 1 garage
Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



JUST LISTED

4 2 2 818

12 Bell Street, Nyah

Combining modern updates with relaxed country charm, 12 Bell Street, Nyah offers comfortable and versatile living. Featuring three bedrooms plus a separate study, the home suits families, first home buyers and those working from home. The split level design adds character, complemented by a modern kitchen and updated bathroom. Outside, the entertaining area provides the perfect setting for weekend barbecues and gatherings with family and friends. Offering space, style and practicality, this property is well worth your inspection.

Sale
$449,000

View
Sat-24-Oct-2026
9:00am to 9:30am

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

We bring the whole team

raywhiteswanhill.com



JUST LISTED

3 1 2 789

20 Currawong Court, Murray Downs

Enjoy a relaxed lifestyle in the sought after Murray Downs community at 20 Currawong Crescent. Perfect for first home buyers, families or investors, this property offers a great opportunity to enjoy a peaceful setting with the Murray Downs Golf and Country Club just nearby. With Swan Hill's shops, schools and sporting facilities only a short drive away, you can enjoy the best of both worlds with a quiet lifestyle and everyday conveniences close at hand.

Sale
$649,000

View
Sat-24-Oct-2026
10:15am to 10:45am

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

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JUST LISTED

4 2 2 766

52 High Street, Swan Hill

Offering plenty of space and potential, this four bedroom, two bathroom property on High Street is a great opportunity for families, first home buyers or investors. Set on approximately 766m², there is room to make the home your own and add your personal touch over time. Conveniently located in Swan Hill, you are close to local shops, schools, medical facilities and everyday amenities, making this a property worth considering for those looking for space and flexibility.

Sale
$820,000

View
Sat-24-Oct-2026
11:00am to 11:30am

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

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JUST LISTED

3 1 2 581

37 Thurla Street, Swan Hill

Positioned on a generous corner block, 37 Thura Street, Swan Hill offers comfortable living with plenty of character. Featuring three bedrooms, timber floorboards throughout and a renovated kitchen, the home blends timeless charm with modern convenience. Outside, the undercover entertaining area provides the perfect setting for weekend barbecues and relaxed gatherings. Ideal for first home buyers, families or investors, this appealing property presents a wonderful opportunity to enjoy a relaxed lifestyle in a convenient Swan Hill location.

Sale
$539,000

View
BY APPOINTMENT

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

We bring the whole team

raywhiteswanhill.com







JUST LISTED

198-200 Campbell Street, Swan Hill

It doesn't get any more central than this! Positioned in the heart of Swan Hill's CBD, 198-200 Campbell Street presents a rare opportunity to secure an iconic commercial property, formerly Coburn's Sportspower. Boasting prime Campbell Street frontage, rear access via Beveridge Street and vacant possession, this substantial site offers exciting potential for owner-occupiers, investors and developers alike. Renovate, repurpose or redevelop (STCA) and make your mark on one of Swan Hill's most prominent and tightly held commercial addresses.

Sale
$850,000

View
BY APPOINTMENT

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

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

We bring the whole team

raywhiteswanhill.com

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