The Guardian
PROPERTY GUIDE

A PERIOD HOME WITH MODERN COMFORTS

Turn to page 2

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The Guardian
PROPERTY GUIDE











A PERIOD HOME WITH MODERN COMFORTS

BEAUTIFULLY presented and thoughtfully upgraded, the charming period home at 50 Murray Street, Kerang combines timeless character with modern comfort.

The property's convenient northern location is close to schools, the hospital, sporting facilities and the Loddon River.

Maintaining its original character, the home has pressed tin ceilings, multiple living areas, a stylish kitchen, self-cleaning pool, impressive outdoor entertaining area, and a large shed with workshop, this character-filled residence is ready to enjoy.

From the established gardens and verandah, the weatherboard home opens into a large formal entryway with high ceilings and timber features.

The floorplan continues into the formal living room, and then to the dining room, both complete with leaded sash windows and brick fireplaces.

The modern kitchen features a 900mm electric oven, gas cooktop, dishwasher and plenty of cabinet storage.

The three bedrooms all have built-in wardrobes, and two are fitted with ceiling fans.

The bathroom is complete with a separate shower and spa bath, and complemented by a second toilet.

Ducted evaporative cooling, a heat transfer system, European laundry and study nook add further practicality.

The outdoor living features a low-maintenance private paradise with glass fencing, expansive decked alfresco, built-in barbecue, wood fire, ceiling fans and a private secure yard.

Upgrades include a 6kW solar system, refurbished roof, updated wiring and switchboard, CCTV, alarm system, electric front gate and partial restumping.

A large garage accommodates up to three vehicles with automatic three-metre-high roller doors, attached workshop, power and concrete flooring.







HOME **ESSENTIALS**

Address: 50 Murray Street, Kerang Description: 3 bedrooms, 1 bathrooms, 4 garage Price: $649,000

Contact: Tracey Smith, 0438 078 852, Cameron Smits, 0436 001 821, RAY WHITE

Ray White *Open Homes*

RayWhite.

Friday 6th



15 Coburn Road
Nyah
5:00pm - 5:30pm
3 1 4



11 Connell Street
Swan Hill
5:00pm - 5:30pm
3 2 2



42A Pye Street
Swan Hill
5:00pm - 5:30pm
4 2 2



55 Steicke Road
Beverford
BY APPOINTMENT
3 1 3



37 Parkside Avenue
Swan Hill
6:00pm - 6:30pm
3 2 2



14 Wilson Street
Swan Hill
6:00pm - 6:30pm
3 1

Saturday 7th



83 McCrae Street
Swan Hill
9:00am - 9:30am
3 1 1



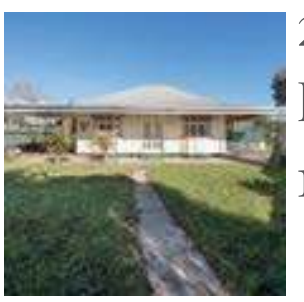
37 Thurla Street
Swan Hill
9:00am - 9:30am
3 1 2



1-5/84 Market St
Balranald
9:30am - 10:00am
10 5 5



71 Werril Street
Swan Hill
10:00am - 10:30am
4 2 2



2 Station Street
Nyah West
10:00am - 10:30am
3 1

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Saturday 7th Continued



10 Burton Street
Swan Hill
11:00am - 11:30am
3 1 1



5 Malcolm Street
Nyah
12:00pm - 12:30pm
2 1 1



20 South Street
Tooleybuc
11:00am - 11:30am
4 2 2



12 Holloway Grove
Swan Hill
1:00pm - 1:30pm
4 1 1



16 Hayes Hill Road
Nyah
11:00am - 11:30am
4 1 2



14 Wilson Street
Swan Hill
1:00pm - 1:30pm
3 1



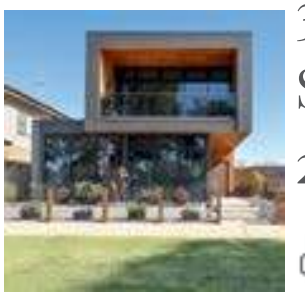
11 Connell Street
Swan Hill
12:00pm - 12:30pm
3 2 2



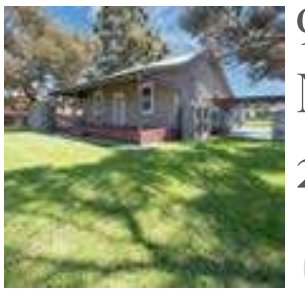
13 Malcolm Street
Nyah
1:00pm - 1:30pm
3 1 1



30 Burton Street
Swan Hill
12:00pm - 12:30pm
3 2 2



37 Parkside Avenue
Swan Hill
2:00pm - 2:30pm
3 2 2



9 Messines Street
Nandaly
2:45pm - 3:15pm
3 2 2

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VERSATILE HOME IN QUIET COURT

OFFERING space, comfort and practicality, the brick-facade home at 10 Wonnon Court, Swan Hill is set on a large block in a quiet court location.

With four bedrooms and a big backyard, the property allows the whole family to spread out, all within close proximity of sporting and recreational facilities, outdoor spaces, schools, and businesses.

The open-plan kitchen and dining area forms the heart of the home, offering ample storage, gas cooking and a dishwasher.

The home is serviced by ducted evaporative cooling and an electric hot water heater.

The key feature of the property is the large, secure backyard, which provides a covered patio and plenty of lawn for a comfortable setting to host weekend barbecues and entertain family and friends.

Established gardens sit under the shade of tall mature trees, and are joined by some citrus trees.

Both the rear and garden sheds are cemented and powered, allowing for a hobby or work space and storage for a variety of tools and equipment.

There is plenty of room to keep vehicles under cover, with a secure double garage and a drive-through undercover carport.

HOME **ESSENTIALS**

Address: 10 Wonnon Court, Swan Hill Price: $650,000
Description: 4 bedrooms, 1 bathrooms, 3 garage Inspect: By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES



COMFORT, SPACE, CONVENIENCE

THE home at 70 Rutherford Street, Swan Hill offers comfort, space and convenience, for those looking to expand their investment portfolio or secure a quality home for the future.

Currently tenanted at $375 per week with a lease in place until October, this is an opportunity to secure an investment with immediate income from day one.

The home features three generous bedrooms, each fitted with built-in robes, while the centrally located bathroom includes both a separate shower and bath to cater to family living.

The heart of the home is the spacious, renovated open-plan kitchen and lounge area, creating a welcoming space to cook, dine and relax.

A cosy fireplace adds warmth and character during the cooler months.

The large backyard provides plenty of room for children, pets or future improvements, while the shed offers storage or workshop space.

HOME **ESSENTIALS**

Address: 70 Rutherford Street, Swan Hill Price: $395,000
Description: 3 bedrooms, 1 bathrooms, 1 garage Inspect: By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES

HOME **FOCUS**

PEACEFUL HOME SETTING

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 racecourse and Gray Street shops, 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 central bathroom is complemented by a second shower and vanity in the laundry, and a separate toilet.

The alfresco deck and enclosed, landscaped yard provide the space to relax or host friends and family.

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

ELEVATED AND STYLISH



SITTING proudly on Werril Street, this well-presented home offers a bright, modern style with impressive comfort and entertaining options.

With four spacious bedrooms and two bathrooms, the home is filled with natural light and finished in a crisp, contemporary palette.

The kitchen and laundry feature beautiful cabinetry and quality stone benchtops, creating practical spaces that are as stylish as they are functional.

Year-round comfort is well catered for with ducted reverse-cycle heating and cooling, additional split systems and a wood heater.

A large undercover entertaining area overlooks the heated swimming pool, complete with pool cleaning system.

The fully enclosed yard provides privacy, with an automatic sprinkler system helping keep the gardens looking their best.

Adding to the home's efficiency is a 13kW solar power system, while a double garage provides secure vehicle accommodation and additional storage.

The beautifully designed high front fence creates a private and secure feel, while the elevated position on Werril Street adds to the home's appeal.

HOME **ESSENTIALS**

Address: 71 Werril Street, Swan Hill Description: 4 bedrooms, 2 bathrooms, 2 garage Price: $995,000 Inspect:By appointment
Contact: Travis Hall, 0448 140 662, Cameron Smits, 0436 001 821, RAY WHITE



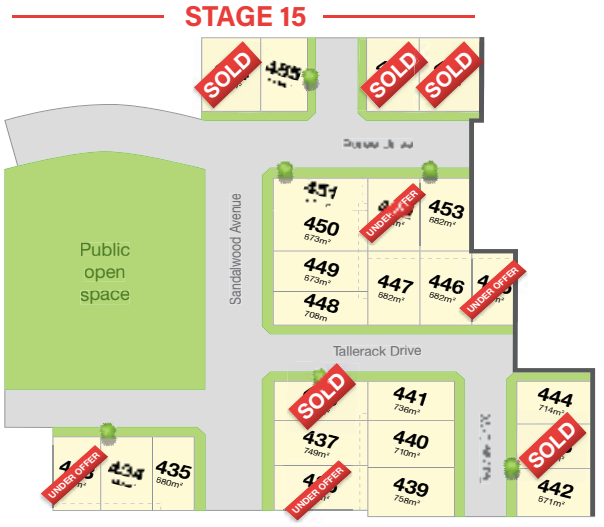
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SWAN HILL Rural City Council

STAGE 15



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

PROPERTY **NEWS**

THIS DESIGN TREND IS A PAGE TURNER

DISPLAYING books in a modern interior design can be a great way to add personality, depth, and visual interest to your space. Here are some ideas on how to incorporate books into a modern interior design.

1 - Shelving Systems: Install sleek and minimalist bookshelves that align with the modern aesthetic. Opt for open or floating shelves with clean lines and minimal ornamentation. Choose shelves in neutral colors or materials like wood, metal, or glass to complement the overall design scheme.

2 - Colour Coordination: Organise your books by colour to create a visually pleasing display. Group books with similar hues together or arrange them in a gradient pattern. This technique adds a modern and artistic touch to your bookshelf.

3 - Minimal Arrangements: Embrace a minimalist approach by displaying a select few books as focal points. Instead of overcrowding shelves, place a small stack of books on a side table or use a single floating shelf to showcase a few carefully chosen titles.

4 - Mix Books with Decorative Objects: Integrate books with other decorative items to create stylish vignettes. Combine books with sculptures, plants, artwork, or small decorative objects to create a visually balanced display. Experiment with different heights, textures, and shapes to achieve an appealing composition.

5 - Horizontal Stacking: For a contemporary look, try stacking books horizontally instead of vertically. This adds visual interest and breaks up the traditional vertical alignment. Mix horizontal stacks with vertical ones to create variety and a sense of rhythm.

6 - Book Covers Facing Out: Instead of organising books with spines facing outward, consider displaying them with the covers facing out. This method showcases the book covers as a design element and can create a more vibrant and visually dynamic display.



Arrange books by colour for a visually pleasing, clean look.

7 - Incorporate Reading Nooks: Create cozy reading nooks with stylish bookshelves nearby. Pair comfortable seating, such as a modern armchair or a cozy window seat, with a nearby bookshelf that offers easy access to your favorite reads.

Remember, the key to displaying books in a modern interior design is to maintain a clean and uncluttered aesthetic. Carefully curate your book collection, utilise space efficiently, and integrate books with other design elements to achieve a cohesive and stylish look.

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, 7th November from 10 - 10:30am

BROAD REALTY

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, 7th November from 11 - 11:30am



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

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.

BROAD REALTY

OPEN FOR INSPECTION

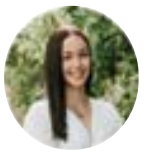
Saturday, 7th November from 11 - 11:30am

Scan to find out more information!

broad-realty.com.au



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



TURNKEY RELAXATION

THE spacious family home on a generous allotment at 13 Malcolm Street, Nyah offers value, space and a relaxed country lifestyle to escape the hustle without sacrificing convenience.

This three-bedroom home has been designed with family living in mind.

The living areas offer plenty of room for the whole family to relax, entertain or enjoy everyday life, and each bedroom is generously proportioned.

The functional layout is complemented by a low-maintenance design, making it equally suited to growing families, retirees seeking extra space or buyers looking for a peaceful country retreat.

The sizeable block provides ample room for children and pets to play, space to establish gardens with the existing gardens fitted with an irrigation system, room to park additional vehicles.

Positioned in the heart of Nyah, the property enjoys a friendly country community while remaining just a short stroll to the Murray River, local sporting facilities, general stores and other township amenities.

Swan Hill is about 30km away, providing easy access to major shopping, medical services and entertainment.

HOME **ESSENTIALS**

Address: 13 Malcolm Street, Nyah Price: $389,000
Description: 3 bedrooms, 1 bathrooms, 1 garage
Contact: Damian Jones, 0401 648 175, RAY WHITE



CORNER BLOCK LIVING

POSITIONED on a generous corner block, the property at 37 Thurla Street, Swan Hill presents an opportunity for first-home buyers, families and investors alike, combining comfortable living, inviting outdoor entertaining and character.

The home features three bedrooms and beautiful timber floorboards throughout, adding warmth and timeless appeal.

The renovated kitchen provides a fresh, practical space for everyday cooking and entertaining, bringing modern convenience to the heart of the home.

The undercover outdoor entertaining area is suited to weekend barbecues, catching up with friends or simply enjoying a relaxed outdoor lifestyle.

The corner block adds further appeal, offering a different layout to a traditional allotment and potential for buyers looking to make the most of the property (STCA).

This property offers a combination of character, practicality and lifestyle in Swan Hill.

HOME **ESSENTIALS**

Address: 37 Thurla Street, Swan Hill Price: $539,000
Description: 3 bedrooms, 1 bathrooms, 2 garage Inspect: By appointment
Contact: Tracey Smith, 0438 078 852, RAY WHITE

HOME **FOCUS**

ROOM TO LIVE AND WORK

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

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

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

The space opens into both the rumpus room and second lounge room, both with outdoor access.

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

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

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

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



HOME **ESSENTIALS**

Address: 42A Pye Street, Swan Hill Description: 4 bedrooms, 2 bathrooms, 2 garage Price: $865,000 Inspect: 5-5.30pm Friday, 6 November
Contact: Tracey Smith, 0438 078 852, RAY WHITE

GRAEME HAYES REAL ESTATE

34 McCallum St













20-22 Smith Street, LALBERT — 3 | 1 | 2

SPACE, COMFORT & COUNTRY LIVING

Enjoy the peace and space of country living with this well-maintained home set on a generous half-acre allotment in the quiet township of Lalbert, offering comfortable living, multiple entertaining spaces and room to enjoy the outdoors

- Generous half-acre allotment (approx.)
- Well-maintained home ready to move into
- Bedrooms with built-in robes and ceiling fans
- Central bathroom with large spa bath
- Undercover BBQ and entertaining area

For Sale: $285,000
Inspect By Appointment

Michael Klomp
0419 203 908

32 Gummow St SWAN HILL — 4 | 3 | 1

STUNNING FAMILY LIVING IN A PRIME CENTRAL LOCATION

Some homes have it all, and 32 Gummow Street is a perfect example. Beautifully presented and full of character, this impressive rendered brick veneer residence combines generous family accommodation, exceptional entertaining spaces and a spacious backyard, all in a highly convenient central Swan Hill location.

- Four bedrooms plus study nook
- Three bathrooms, including master ensuite
- Highly convenient central location within walking distance of the CBD and hospital
- Split-system heating and cooling to the living room and three bedrooms
- Private all-weather entertaining area with partial Vergola roof

For Sale: $850,000
Open For Inspection
Saturday 9:00 - 9:30

Michael Klomp
0419 203 908













4 Rankin St SWAN HILL — 3 | 2 | 1

MODERN CENTRAL LIVING WITH QUALITY, COMFORT & EFFICIENCY

Positioned in a highly sought-after central Swan Hill location, this beautifully maintained townhouse delivers the perfect combination of modern comfort, quality craftsmanship and low-maintenance living. Thoughtfully designed to maximise natural light, privacy and everyday functionality.

- Spacious north-facing open-plan living and dining
- Double-glazed windows throughout
- Ducted reverse-cycle heating and cooling Plus ducted evaporative
- Oversized single garage
- Low-maintenance gardens with artificial turf and automated watering

For Sale: $695,000
Open For Inspection
Saturday 10:00 - 10:30

Michael Klomp
0419 203 908

5 Mcqueen St WOORINEN SOUTH — 2 | 1 | 2

COMFORTABLE LIVING IN A PEACEFUL SETTING

Whether you're stepping into the property market, looking to downsize or simply seeking a quieter pace of life, 5 McQueen Street, Woorinen South offers comfortable living in a peaceful setting at an affordable price point. Positioned on a quiet street and surrounded by established gardens, this inviting property provides a relaxed lifestyle with practical features both inside and out.

- Two bedrooms and one bathroom
- Sunny open-plan living and kitchen area
- Large split-system heating and cooling
- Carport and additional shedding
- Generous backyard with room to enjoy

For sale: $295,000
Inspect By Appointment

Michael Klomp
0419 203 908

1291640-MA45-26

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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 facade 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, 2 bathrooms, 1 study, 1 garage Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



BLANK CANVAS WITH FOUNDATIONS

THIS unique 919sqm 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

HOME **FOCUS**

COMFORT AND POTENTIAL



OFFERING comfortable living with plenty of scope for future enhancement, this two-bedroom residence at 15 Mulbar Street, Swan Hill presents an opportunity for first home buyers, investors or those looking to make their mark over time.

Set on a generous 589sqm allotment, the home provides a practical layout complemented by a spacious backyard and valuable shedding.

The living room provides a welcoming space to relax, complete with a gas heater, while the adjoining dining area connects through to the separate kitchen.

Offering built-in storage, the kitchen is equipped with an electric oven and cooktop, with scope to update to your own taste over time.

Evaporative cooling provides additional comfort throughout the warmer months.

Two well-proportioned bedrooms are positioned for practicality, with the main bedroom featuring a built-in robe.

The bathroom incorporates a shower, vanity and toilet, while the separate laundry provides direct access to the rear yard.

The generous backyard provides plenty of usable space with scope to further enhance the surrounds, and both a substantial shed and additional garden shed offer valuable storage.

Its convenient location is near Swan Hill North Shopping Centre, Swan Hill North Primary School and Swan Hill College, while also within walking distance of the main street, placing everyday amenities, schooling and the heart of town within easy reach.

Currently leased on a month-to-month tenancy, the property also presents an appealing option for investors seeking an established rental return, while offering flexibility for future plans.

HOME **ESSENTIALS**

Address: 15 Mulbar Street, Swan Hill Description: 2 bedrooms, 1 bathrooms, 1 garage Price: $310,000 Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY







3 2 4 4000m²

Private and Peaceful Lifestyle Property

8 Suttie Drive, Swan Hill, Vic

- Absolutely flawless home set on a spacious 4000m2 (one acre) allotment, in manicured garden surrounds with dual water supply, alfresco dining, a private swimming pool, double garage and a large shed for your caravan and boat
- The property scores a perfect 10 out of 10 for presentation, design and planning and has been exceptionally well maintained by the original owners since it was built in 2012
- The modern and stylish home features double glazed windows, ducted split system RCAC, 5kw solar panel system, square-set plaster in the central living area, a butler's pantry, stone kitchen bench tops and home security system
- The easy living floorplan includes a formal tiled entry, open plan kitchen, dining and living area, family/rumpus room, spacious master bedroom with ceiling fan, walk-in robe and ensuite, additional two bedrooms with BIR and ceiling fans, a study or fourth bedroom off the entry, family bathroom, powder room and separate toilet and functional laundry with built in storage
- Entertain in style in the alfresco area overlooking the pool, complete with its own evaporative cooling system, ceiling fan, BBQ, pizza oven and café roller blinds
- Sparkling 8m x 4.2m salt chlorinated pool with shade sail, pool shed with toilet and basin, pump and filter, pool cover and cleaning accessories included
- Large Colorbond 10m x 8m shed with 4m high clearance, 3 phase power, concrete floor and mezzanine storage space, double garage with remote door and direct home access
- Town water, one megalitre irrigation water and 45,000 litres rainwater storage tanks, pumps, fully automated watering system
- Raised garden/vegetable beds, chook pen
- Simply move in and start living the good life

Price: $1,250,000
Inspection by appointment



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



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



120 Hectares (294 acres)

FOR SALE

120 Hectares (294 acres)

Prime Productive Irrigation

81 Back Boga Road, Swan Hill, Vic

- 4.5kms to Swan Hill post office
- 155 Acres under Pivots (3 sites)
- 37 acres under overhead sprinklers
- 46 acres Border check
- 3-bedroom Homestead, established gardens
- 3 X Machinery Shed
- Chemical Shed
- 3 x Hayshed
- Workshop
- 2 x Electric Pumps (10-inch outlet)
- 2 Stand Woolshed
- Sheepyards
- Full recycle system
- 3 megalitres of Water

Price: $2,500,000

Agents' comments: Immaculate set up which presents very well, Just turn the key and go. Beautiful established gardens, only a stone throw from town.

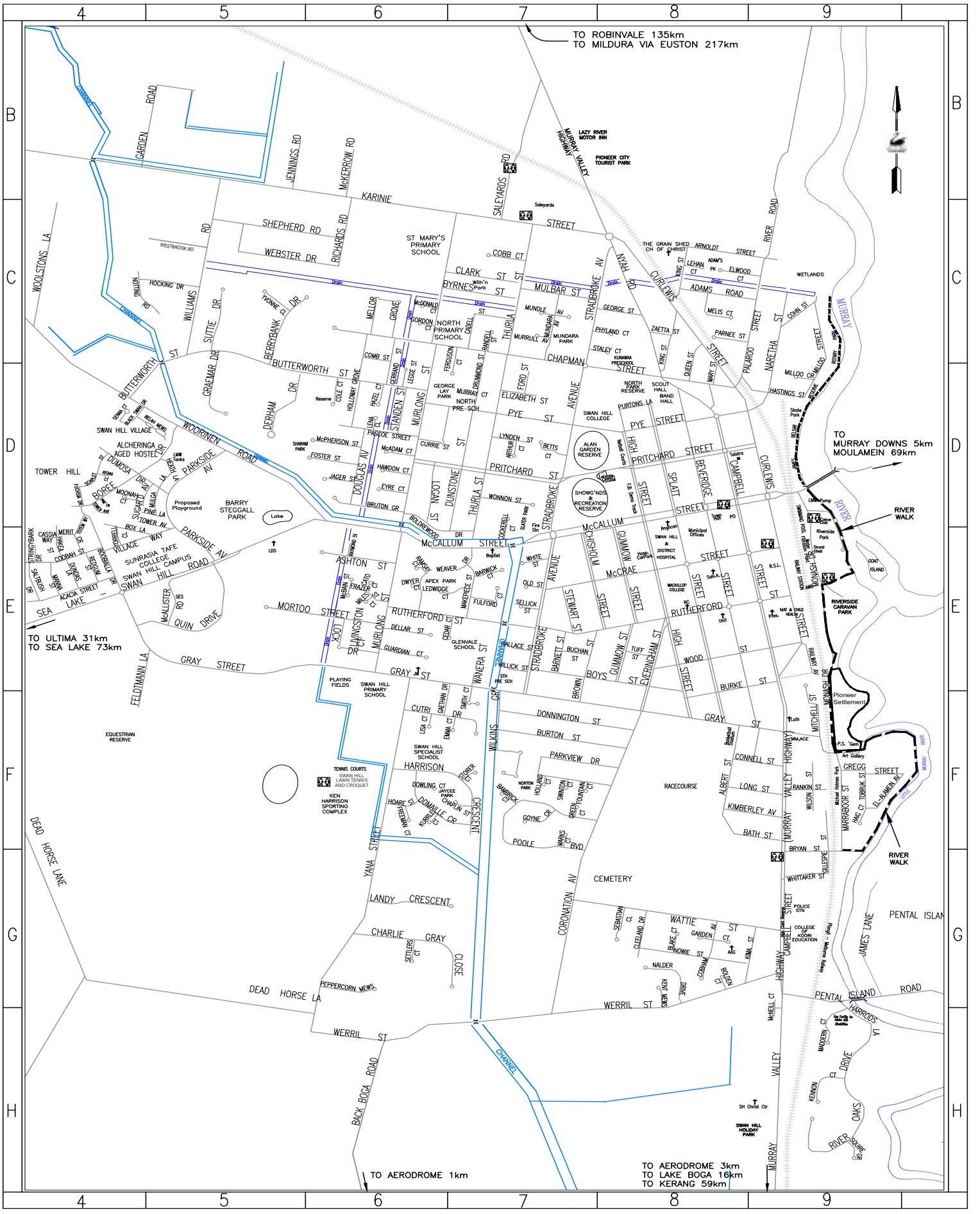


Agent Joe O'Reilly
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SWAN HILL MAP INDEX

Name	Map Ref
Acacia St	E4
Adams Rd	C8
Albert St	F8
Arnoldt St	C8
Arthur Ct	D7
Ashton St	E6
Bambrick Ct	F7
Barnett St	E7
Barwick Ct	E7
Bath St	F9
Belah Mews (Swan Hill Village)	D4
Berrybank Dr	C5
Betts Ct	D7
Beveridge St	D8
Black Swan Drive (Swan Hill Village)	D4
Blake Ct	G8
Bolden Ct	G8
Boldrewood Dr	E6
Boobialla Dr	E4
Boree Dr	D4
Boys St	E8
Box La	E4
Brown St	F7
Bruton Gr	D6
Bryan St	G9
Buchan St	E7
Burke St	F8
Burton St	F7
Butterworth St	D6
Byrnes St	C7
Cadell St	C7
Campbell St	D8
Cassia Way	E4
Cato Ct	E6
Cedar Ct	E7
Chaplin St	F7
Chapman St	C7
Chisholm St	E7
Charlie Gray Close	G6
Clark St	C7
Cleeland Dr	G8
Cobb Ct	C7
Cobham Ave	G8
Cockerell Ct	E7
Cohn St	C9
Cole Ct	D6
Comb St	C6
Connell St	F9
Coobah St	E4
Coronation Av	G7
Curlewis St	D9
Currie St	D6
Cutri Dr	F6
Derham Dr	D5
Dellar St	E6
Domaille Cr	F6
Donnington St	F7
Douglas Av	D6
Dowling St	F6
Drummond St	D7
Dunstone St	D7
Dumosa Dr	D4
Dundas La	E4
Dwyer Ct	E6
El Alamein Av	F9
Elizabeth St	D7
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Everingham St	F8
Eyre Ct	D6
Feldtman La	F4
Ferguson Ct	D7
Ford St	D7
Foster St	D6
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Frazer St	E6
Freeman Ct	F6
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Gaethan Dr	F7
George St	C8
Gerrand St	D6
Gillespie St	F9
Gordon Ct	C6
Goyne Cr	F7
Graemer Dr	D5
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Gregg St	F9
Guardian Ct	E6
Gummow St	E8
Heath La	D5
Haig Ct	F9
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Harrison Ct	F7
Harrods La	H9
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Hawdon Ct	D6
Hazel Ct	D6
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Rankin St	F9
Raymond St	E6
Redgum St	E4
Richards Rd	C6
Ritani Ct	D4
River Oaks Dr	H9
River Rd	B9
Rutherford St	E7
Saleyards Rd	B7
Saltbush Dr	E4
Scarlet St	D4
Sea Lake-S/Hill Rd	E4
Sebastian Cl	G8
Sellick St	E7
Senna Ct (Swan Hill Village)	D4
Settlers Ct	G6
Shepherd Rd	C5
Smith Ct	F7
Splatt St	D8
Squire Gr	H9
Staley Ct	C8
Standen St	D6
Stewart St	E7
Storer Ct	F7
Stradbroke Ave	E7/D7
Stringybark Dr	E4
Sugarwood Ave	D5
Swinton Ct	F7
Tea Tree Dr	E4
Thurla St	D7
Tobruk St	F9
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Tower Ave	D5
Tuff St	E8
Village Way	E4
Wallace St	E7
Wanera St	E7
Wattie St	G8
Weaver Dr	E7
Webster Dr	C5
Werril St	H7
White St	E7
Whittaker St	G9
Wilkins Gr	F7
Williams Rd	C5
Willick St	E7
Wilson St	F9
Wonnon Ct	D7
Wood St	E8
Woolstons La	C4
Woorinen Rd	C4
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Yvonne Cl	C5
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R.S.L	E9
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Fire Station	D7
Hospital	E8
Police Station	G9
S.E.S	E5
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