The Guardian
PROPERTY GUIDE

SURPRISE PACKAGE

Turn to page 2

Nutrien Harcourts | BR&C

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SURPRISE PACKAGE WITH ROOM TO GROW

THE neat, private weatherboard home at 76 Stradbroke Avenue, Swan Hill, is well-suited to a first-home buyer, young family or home business with room to grow and build upon the space.

Set behind a 2m high fence with double gates, the home feels secluded despite its central location, with a selection of ornamental trees and shrubs hedging the established garden.

The 878 square-metre block is well-located on Stradbroke Avenue, across the road from Swan Hill College, and close to George Lay Park, sporting complexes, childcare centres, primary schools, and Swan Hill's central business district.

Overlooking the yard, the front porch is shaded by shrubbery for a peaceful morning coffee spot.

From the formal tiled entry, the home leads to the open plan living room, dining space and renovated kitchen, serviced by a split system air-conditioner.

Suited to modern needs, the kitchen features an electric oven, cooktop, rangehood and dishwasher, as well as plenty of storage space including a two-door pantry.

All three of the bedrooms are complete with ceiling fans, built-in wardrobes and carpets.

The primary bedroom also has a split system air conditioner and backyard views.

The modern bathroom was renovated to include a freestanding oval bath, large frameless shower, floating vanity and floor-to-ceiling tiling.

The separate toilet is attached to the laundry.

For comfort and energy efficiency, the home is fitted with ducted evaporative cooling, double-glazed windows and fitted privacy and blockout blinds throughout.



Accessible through double gates off of the driveway, the backyard features a large lawn, an alfresco area with timber deck, and a large 12m by 6m shed.

The modern shed complex includes a home hair salon that has a split system RCAC, walk-in storage, shower, toilet and vanity.

It also has access to the substantial shed, which has both a roller and privacy door, concreted floors, wiring and an insulated roof.

At its side, a concrete bay allows room to keep a caravan or boat, reversed right in from the driveway.

The fenced-in yard also includes a garden shed.

This neat and secure home package is move-in ready with scope for personalisation or additions, right in the centre of Swan Hill.

HOME **ESSENTIALS**

Address: 76 Stradbroke Avenue, Swan Hill Description: 3 bedrooms, 1 bathrooms, 3 garage Price: $545,000 Inspect: By appointment

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







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 built[illegible]try, stone kitchen bench tops and home security system
- The easy living floorplan includes a formal tiled entr[illegible] living area, family/rumpus room, spacious master[illegible]robe and ensuite, additional two bedrooms[illegible] fourth bedroom off the entry, family bathroo[illegible]t and functional laundry with built in storage
- Entert[illegible]verlooking the pool, complete with its own evapor[illegible]iling fan, BBQ, pizza oven and café roller blinds
- Sparklin[illegible]m 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

UNDER OFFER

Price: $1,250,000



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: Impressive 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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joreilly@brcagents.com.au

brcswanhill.nutrienharcourts.com.au

12917037-MR46-26



PEACE AND SPACE

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, this property is ideal for first home buyers, families, retirees or those seeking a relaxed country base within an easy drive of Swan Hill.

Inside, the home features a modern kitchen with a five-burner gas stove, dishwasher and excellent cupboard space, complemented by polished timber floorboards.

The open-plan living area provides a welcoming place to unwind, complete with ceiling fans and a cosy wood fire for the cooler months.

All bedrooms include built-in robes and ceiling fans, while the centrally located bathroom features a large spa bath, perfect for relaxing at the end of the day.

Adding to the versatility is a second living area or games room, complete with a built-in bar and conveniently positioned between the double garage and laundry.

Whether entertaining friends, enjoying family time or creating a dedicated hobby space, this additional area offers plenty of options.

Outside, the undercover barbecue area is surrounded by established shade trees and well-maintained lawns, creating an inviting setting for outdoor entertaining.

The fully fenced yard includes rear access and plenty of room for children and pets to play, along with space to grow vegetables, keep chooks or simply enjoy the open surrounds.

Practical extras include a solar PV system and two concrete water tanks, one for rainwater and one for town water.

GRAEME HAYES REAL ESTATE

HOME **ESSENTIALS**

Address: 20-22 Smith Street, Lalbert Price: $285,000
Description: 3 bedrooms, 1 bathrooms, 2 garage
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES REAL ESTATE



PLENTY OF ROOM

OFFERING space, comfort and practicality, 10 Wonnon Court, Swan Hill, is a fantastic opportunity for families and buyers looking for a home with plenty of room both inside and out.

Featuring four bedrooms, all complete with built-in robes, carpet and blinds, the home provides comfortable accommodation for the whole family.

Split-system heating and cooling in every room ensures year-round comfort, whatever the season.

The open-plan kitchen and dining area forms the heart of the home, offering ample storage, gas cooking and a dishwasher, making everyday living both functional and convenient.

Outside, the property really comes into its own.

The large, secure backyard provides plenty of space for children and pets, while the covered patio creates the perfect setting for weekend barbecues and entertaining family and friends.

Vehicle accommodation and storage are well catered for, with a secure double garage, additional undercover carport, large rear shed and a separate garden shed. Whether you need room for vehicles, tools, equipment or hobbies, the options here are plentiful.

Combining comfortable family living with generous outdoor space and excellent storage, 10 Wonnon Court is well worth your inspection.

A property offering this much versatility is sure to appeal to buyers looking for room to grow, work and enjoy.

GRAEME HAYES REAL ESTATE

HOME **ESSENTIALS**

Address: 10 Wonnon Court, Swan Hill Price: $650,00
Description: 4 bedrooms, 1 bathrooms, 3 garage Inspect: Tomorrow, Noon-12.30pm
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES REAL ESTATE

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SWAN HILL Rural City Council

STAGE 15



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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

I2898603-MA36-26



COMFORTABLE LIVING

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.

With schools, sporting facilities and everyday amenities all close by, the location is hard to beat.

Inside, the home provides a practical and inviting layout designed for comfortable family living, while outside there's plenty of space to relax and entertain.

The real appeal of this home is how effortlessly it caters for everyday living.

With ample heating and cooling, 1.5 bathrooms, open-plan living and a fantastic undercover alfresco area, there's plenty of room to relax, entertain and enjoy all year round.

The secure backyard provides space for the kids, pets or simply enjoying the outdoors, while the lockable garage and garden shed add valuable storage and practicality.

Whether you're looking for a comfortable family home, a low-maintenance property or a solid investment opportunity, 6 Donnington Street ticks all the boxes.

Don't wait - properties offering this combination of location, comfort and practicality are always in demand.

This one won't be on the market for long.

GRAEME HAYES REAL ESTATE

HOME **ESSENTIALS**

Address: 6 Donnington Street, Swan Hill Price: $550,000
Description: 3 bedrooms, 2 bathrooms, 2 garage Inspect: Tomorrow, 9am-9.30am
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES REAL ESTATE

GRAEME HAYES REAL ESTATE

34 McCallum St







69 Monash Avenue, NYAH WEST 3 2 2

PROVINCIAL CHARM ON HALF AN ACRE

Set on approximately half an acre and surrounded by established gardens, this charming provincial-style home offers space, character and a wonderful setting for family living.

- Charming provincial-style home with multiple living spaces
- Modern kitchen
- Fantastic screened entertaining deck
- 20-panel solar system with battery storage
- Expansive outdoor space with room for the whole family

For Sale: $450,000
Inspect By Appointment

Michael Klomp
0419 203 908







8 Lynden Street, SWAN HILL 3 1 2

A CHARMING HOME WITH ROOM TO GROW

Full of charm and offering more space than you might expect, this home is a fantastic opportunity for first home buyers, families or investors alike. Set in a family-friendly street on a generous 734m² (approx.) block, it combines character, practical living spaces and plenty of room to enjoy.

- Three bedrooms, all with built-in robes
- Open-plan lounge, meals and kitchen
- Separate family or TV room with built-in storage
- Large covered outdoor entertaining area
- Ducted evaporative cooling and split-system reverse-cycle air conditioning

For Sale: $440,000
Open For Inspection
Saturday 11:15-11:45am

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 10:30-11:00am

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 9:45-10:15am

Michael Klomp
0419 203 908

1297159-MR46-26

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



BLANK CANVAS WITH STRUCTURAL FOUNDATIONS

THIS unique 919 square-metre 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



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 3m by 6m 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, 2 garage Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



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 589 square-metre 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 Price: $310,000
Description: 2 bedrooms, 1 bathrooms, 1 garage Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



TOWNSHIP DEVELOPMENT

THIS 1.49-hectare township-zoned allotment at 69-75 Hannon Street, Sea Lake, is well-position in the heart of town and offers plenty of potential.

Once home to the town's historic cricket oval, this parcel presents an opportunity for developers, investors, or those dreaming of creating a spacious lifestyle property.

With dual bitumen road frontages, rear lane access, and established vegetation, the property offers flexibility and accessibility.

With electricity and town water available nearby, but not currently connected, the foundations are in place to service whatever the future holds.

The property is suited to a subdivision, building a dream home with room to move, or securing a strategic landholding in a growing regional community (STCA).

HOME **ESSENTIALS**

Address: 69-75 Hannon Street, Sea Lake Price: $199,000
Description: 1.47ha land Inspect: By appointment
Contact:Tracey Smith, 0438 078 852, RAY WHITE

1 Kurrle Court, **SWAN HILL**





FOR SALE $490,000

4 BED | 2 BATH | 2 CAR | 1 STUDY

Tucked away in a quiet court location, within walking distance of Jaycee Park, this spacious four-bedroom plus study residence offers more than first meets the eye. Set on a generously proportioned 762sqm (approx.) allotment, the property's unique layout makes excellent use of the available space, combining flexible family living with expansive outdoor areas and plenty of room for vehicles.

Scan to find out more information!

OPEN FOR INSPECTION
Saturday, 14th November 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

165 Stradbroke Avenue, **SWAN HILL**





FOR SALE $330,000

2 BED | 1 BATH | 1 CAR

Offering comfortable living with plenty of outdoor space and scope for future enhancement, this two-bedroom residence presents an appealing opportunity for first home buyers, investors or those looking to add their own touches over time. Positioned on a generous 833sqm (approx.) allotment, the home combines a practical interior with a substantial backyard, secure fencing and valuable shedding.

Scan to find out more information!

OPEN FOR INSPECTION
Saturday, 14th November from 11 - 11:30am

BROAD REALTY

23 Donnington Street, **SWAN HILL**





FOR SALE $470,000

4 BED | 2 BATH | 2 CAR

Offering generous proportions, a versatile floorplan and plenty of outdoor appeal, this inviting four-bedroom residence presents a wonderful opportunity for families, first home buyers or investors alike. Positioned on a 655sqm (approx.) allotment, the home combines comfortable everyday living with the flexibility to make it your own over time.

OPEN FOR INSPECTION
Saturday, 14th November from 12 - 12:30pm

BROAD REALTY

Scan to find out more information!

BROAD REALTY

WHAT'S MY PROPERTY WORTH?

Scan to find out!



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



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.

RayWhite

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



RICH CHARACTER HOME

COMBINING generous proportions with timeless appeal, the property at 52 High Street, Swan Hill offers space, versatility and plenty of potential.

With four bedrooms and two bathrooms on a 766 square-metre lot, the property provides a practical foundation for family living, with scope to personalise.

The home is suited as a secure a family residence, an investment in a well-positioned property or to add value over time.

Conveniently located in Swan Hill, the property offers access to local shopping, schools, medical facilities and everyday amenities, making it an appealing option for a range of buyers.

RayWhite

HOME **ESSENTIALS**

Address: 52 High Street, Swan Hill Price: $820,000
Description: 4 bedrooms, 2 bathrooms, 2 garage Inspect: By appointment
Contact: Tracey Smith, 0438 078 852, RAY WHITE

HOME **FOCUS**



HISTORIC MALLEE LANDMARK

THIS is a rare opportunity to purchase not only an established country hotel, but the freehold property itself, offering an astute purchaser the opportunity to take ownership of a genuine piece of Mallee history at 55 Taverner Street, Berriwillock.

Steeped in local history and character, the Golden Crown Hotel was originally built in 1896, constructed from local limestone and bricks made and fired along the banks of Tyrrell Creek.

It has long been part of the fabric of the Berriwillock community, offering the traditional country pub experience where locals, travelers and visitors come together.

With its historic character, central township position and strong connection to the surrounding agricultural district, the property provides an exciting platform for a new owner to build upon its existing appeal.

Being offered freehold, the property provides flexibility that goes beyond a conventional business purchase.

Potential exists to continue the traditional country pub offering while exploring opportunities to enhance hospitality, accommodation, dining, functions and tourism appeal, subject to the appropriate approvals.

HOME **ESSENTIALS**

Address: 55 Taverner Street, Berriwillock Description: 3 bedrooms, 2 bathrooms Price: $220,000 + GST Inspect: By appointment
Contact: Tracey Smith, 0438 078 852, Cameron Smits, 0436 001 821, RAY WHITE

RayWhite







JUST LISTED

4 2 2 1 1 1014

9 Boys Street, Swan Hill

Positioned in sought after Boys Street on approximately 1,014m², this spacious family home offers four bedrooms plus a study, two bathrooms, three toilets and two generous living areas. Enjoy year-round comfort with multiple heating and cooling options. Outside, an impressive entertaining area with outdoor kitchen overlooks the solar-heated swimming pool with automatic cleaning system. Complete with powered shedding, low-maintenance gardens and automatic sprinklers, this exceptional property delivers space, comfort and lifestyle in a prime central location.

Sale
$1,049,000

View
Sat-14-Nov-2026
10:00am to 10:30am

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

HOW NEUTRAL INTERIORS ARE SHAPING THE FUTURE OF WELLNESS SPACES



WELLNESS is moving beyond spas and studios and into the home, with more homeowners creating dedicated spaces designed to support health and wellbeing.

Tapping into this growing lifestyle shift, interior designer and stylist Kerrie-Ann Jones has partnered with Dulux to bring the trend to life, designing her own at-home wellness studio.

Kerrie-Ann explains that while a dedicated wellness space may feel like a luxury, creating a place at home to pause and decompress can be incredibly valuable.

"Whether it's used for exercise, meditation, or simply unwinding at the end of the day, having a space in your own home that's intentionally designed for wellbeing can have a meaningful impact on both mental and emotional health," she said.

Kerrie-Ann adds how colour plays a pivotal role in shaping the mood of a home, with Dulux's Most Loved collection of neutrals leading the way as her go-to choice for creating calm and restorative wellness spaces.

"Warm neutrals work beautifully in our climate because they create softness while still feeling fresh and contemporary, making them ideal colour choices for creating a dedicated area for mindful activities and hobbies in the home. They also pair effortlessly with natural materials like timber, linen and stone, which are commonly used in Australian interiors."

The space in question has had a few iterations over the years, Kerrie-Ann explains, including a guest bedroom and a photography studio.

"What the space had always lacked was personality and soul. It's a large, long room, so as a guest bedroom it never quite felt cosy or grounding," she said.

Transitioning the space again, this time to create a serene wellness studio, Kerrie-Ann was drawn to two popular shades from Dulux's Most Loved collection, Dulux Vintage Beige and Dulux Natural White™.

"The vision was to create a space that felt restorative, calming and reflective of my style, avoiding the cold and clinical aesthetic of typical home gyms. This space is used for both movement and relaxation, so colour played a huge role in softening the space and creating a foundation that instantly felt inviting."

Dulux Vintage Beige was chosen for the walls for its soft and warm tone.

"From contemporary to mid-century, this colour is super versatile, making it perfect for any interior style as it complements without overpowering the space," Kerrie-Ann said.

"Dulux Natural White™ was used on the door and skirting boards to create a gentle contrast. As a bright white, it adds freshness and lightness, making the overall look feel balanced and timeless."

Kerrie-Ann then looked to introduce tonal colours, natural textures and soft lighting to complete the room's transition to an immersive retreat.

"Paint was the starting point because it instantly shifts the emotional feel of a room," Kerrie-Ann said.

"From there, I layered sheer curtains to diffuse light, warm timber for grounding, sculptural forms for interest, burgundy and sage green accents for depth, and a touch of chrome for a contemporary edge."

The result is a grounded space that is peaceful, restorative, and designed for both movement and rest without ever feeling over-styled.

Kerrie-Ann explains how homeowners are now craving softer, more grounding interiors.

"Neutral doesn't just mean white, beige or grey anymore. We're seeing soft sage greens, earthy pinks, terracotta tones, warm browns and even sky blues becoming increasingly popular because they bring warmth and personality while still feeling calm and timeless - it's a really exciting time for Australian interiors," she said.

On incorporating neutral colours in your own home, Kerrie-Ann advises there are some key considerations to keep in mind.

"Australian homes are filled with beautiful natural light, allowing neutral tones to look stunning throughout the day. However, don't forget to think about the undertones of the paint and how the natural light in the space can change throughout the day, as it can completely change the way a space looks and feels," she said.

The materialities used to complete the look are equally important, Kerrie-Ann adds.

"It's the synergy of all elements that truly transform a room. Warm paint tones set the mood, while the right mix of materials such as linen, natural surfaces like timber and stone, metals, and other soft furnishings infuse depth, creating a textured, lived-in feel." Kerrie-Ann explains.

For homeowners ready to embrace a new neutral makeover in their own home, Dulux's Most Loved colour range offers plenty of inspiration. For more information head to the Dulux website.

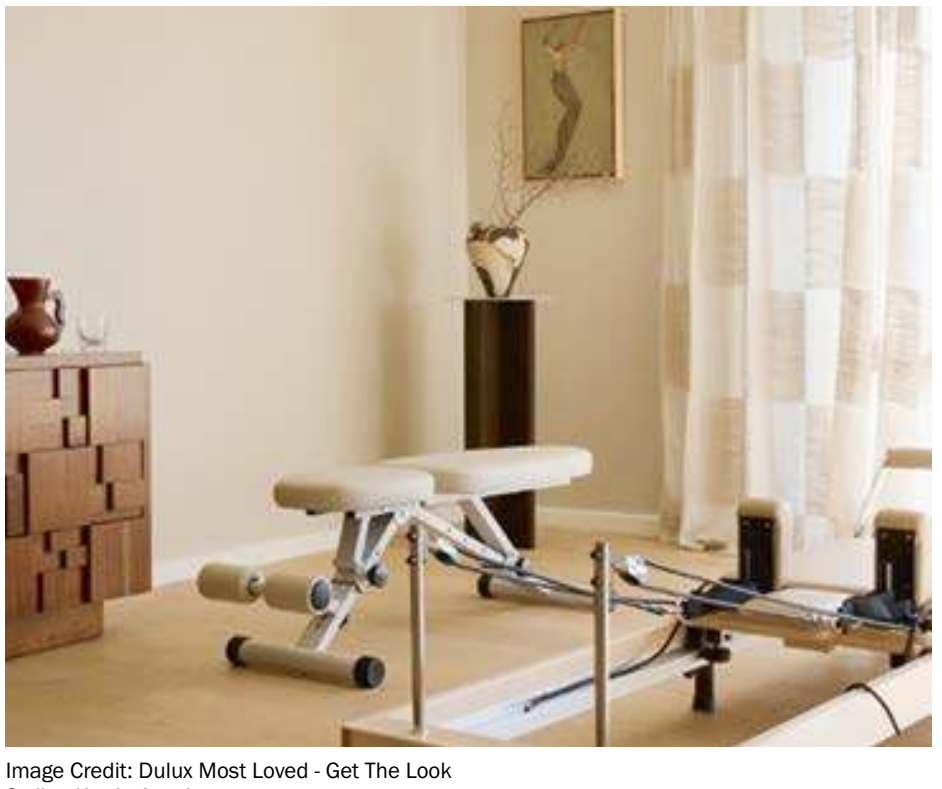


Image Credit: Dulux Most Loved - Get The Look
Stylist: Kerrie-Ann Jones
Photographer: Milly Mead
Colours: Dulux Vintage Beige, Dulux Natural White™
Products: Dulux Wash&Wear, Dulux Ceiling White, Dulux Aquanamel.



Room before make-over.

K.B PROPERTY CO.

NEW LISTING







SALE 2 Bed | 1 Bath | 2 Car

29 Wattie St
SWAN HILL

Great Southern Location with extra potential!

Positioned in a sought-after pocket of Swan Hill's popular southern area, this original brick home offers comfortable living, generous proportions and plenty of potential.

Set on a substantial 708.16m² corner allotment, the property features the added convenience of dual street access, providing excellent flexibility for vehicle access, shedding or future possibilities (STCA).

Inside, you'll find two generously sized bedrooms, a central bathroom and a welcoming living space, complemented by a newly updated kitchen that brings a fresh touch to this classic home.

Whether you're a first home buyer looking to get into the market, an investor seeking a solid addition to your portfolio or someone looking for a property with room to add value, this is an opportunity worth your attention.

Property highlights: ▪ Two spacious bedrooms ▪ Central bathroom ▪ Original brick home with plenty of character ▪ New kitchen renovation ▪ Generous 708.16m² corner allotment ▪ Convenient dual street access ▪ Sought-after Southern Swan Hill location ▪ Plenty of scope to further improve or add value

Contact Mick or Cal for more information

$440,000

NEW PRICE







SALE 2 Bed | 1 Bath | 2 toilet | 1 Car

99 High St
SWAN HILL

"Position Cornered"

Charming two-bedroom cottage that has just undergone a makeover that deserves your attention! Fresh paint, tastefully decorated, a face lift and a deep clean.

Both bedrooms are complete with built in robes, recently replaced carpet and ceiling fans for comfort while the kitchen is fitted with electric cooking facilities, good cupboard and bench space with timber floorboards that also feature throughout the home.

The lounge area is complete with reverse cycle split system and gas heating; the laundry also features a second toilet for convenience and there is a separate storage room off the lounge.

Outdoors has a lot to offer including a large fully enclosed back yard, your own private undercover veranda and a shed for storage and garden tools. Take advantage of this prime position that has the ability for a second driveway off Gray St., have a closer look & capitalise on the value you get when you buy in the right spot.

Contact Mick or Cal for more information

$445,000

NEW LISTING







SALE 5 Bed | 3 Bath | 2 Car

4 Tyntynder South Rd
TYNTYNDER SOUTH

Your Own Rural Resort Just Minutes from Swan Hill

Imagine enjoying the peace and space of a rural retreat without sacrificing the convenience of town living. Located just 7km from Swan Hill, this beautifully renovated property sits on approximately 4.5 acres, offering an exceptional lifestyle opportunity.

Elevated on a red sandy loam rise and surrounded by established gardens and mature shade trees, the home features a spacious open-plan kitchen, dining and living area with polished timber floors and garden views, plus a separate lounge. Four generous bedrooms with built-in robes and ceiling fans, two bathrooms, wood heating, ducted evaporative cooling and split-system air conditioning complete the home.

Outside is where this property truly shines, with a large heated, self-cleaning inground pool, fully equipped guest house and Bali hut creating the perfect entertaining retreat.

Storage is exceptional, with a 16m x 9m enclosed shed featuring concrete flooring and power, adjoining a further 16m x 9m semi-enclosed machinery annex, plus an attached double carport.

Recently subdivided and featuring new pine post fencing, the property also offers a fully sprayed main paddock, 2 megalitres of high-reliability GMW water, a 50,000-litre settling tank and 100,000-litre rainwater storage.

Contact Mick or Cal for more information

$1,150,000







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. Positioned in popular Berrybank Drive, 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. 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; Tucked away in a private no through drive this is a true lifestyle house & land package.

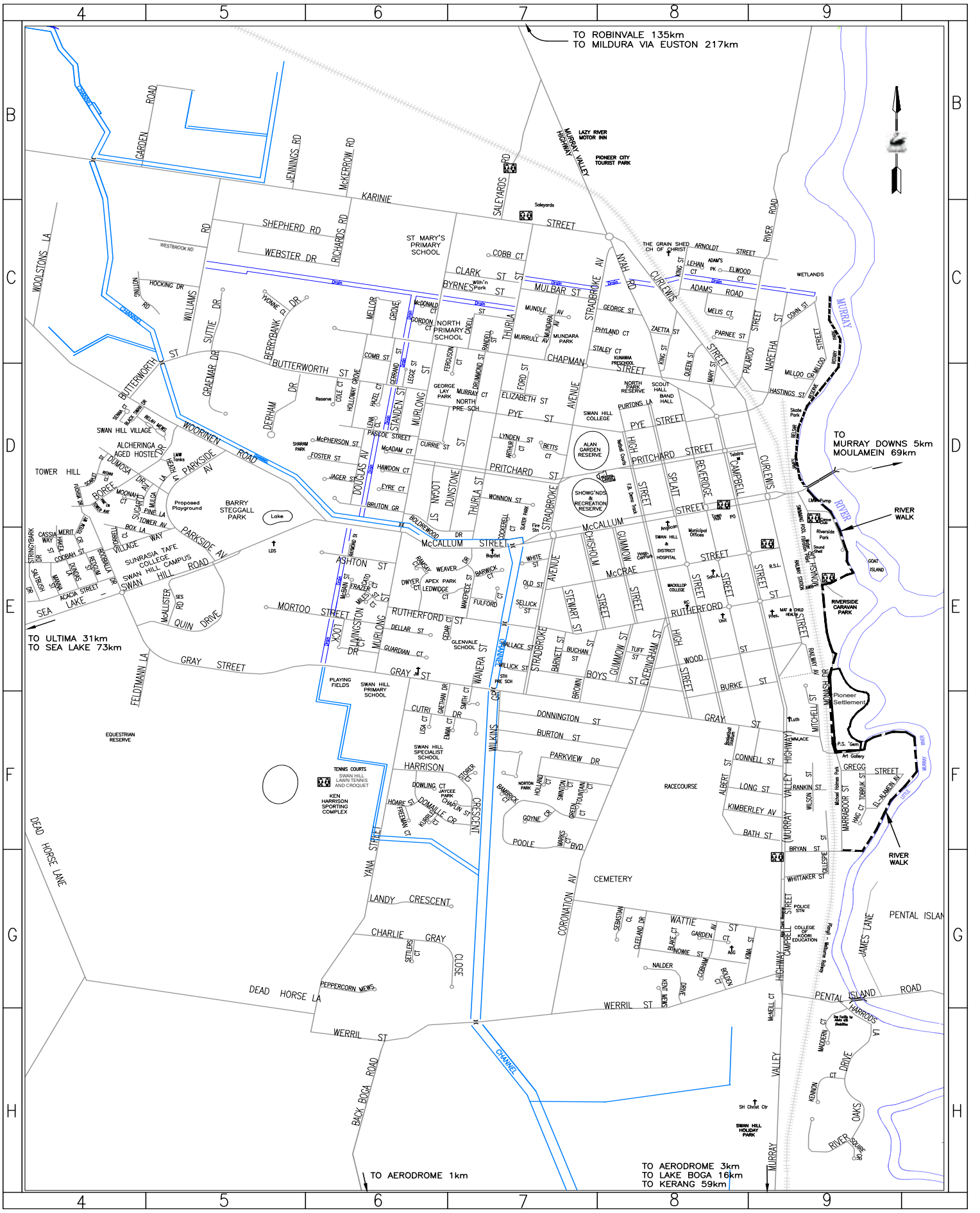
Contact Mick or Cal for more information

$1,200,000

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

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Arnoldt St	C8
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Ashton St	E6
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Barwick Ct	E7
Bath St	F9
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Beveridge St	D8
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