

Live, work and play in the Heart of the Murray

Have you ever wondered what it is like to move to the Swan Hill Region?

The Swan Hill region enjoys a Mediterranean climate with a low humidity and high sunlight hours (more than Queensland's Gold Coast!) with 300 rain free days per year on average.

The Swan Hill region produces the largest Australian concentration of fresh stonefruit, pistachios and table grapes.

Polymaster and Tankworld products are manufactured in Swan Hill.

Boundary Bend Olives produce Red Island and Cobram Estate Olive Oil, two of the most popular brands of extra virgin oil.

Australia's largest carrot producer is located in Wemen, near Robinvale.

Select Harvests is Australia's largest almond grower and processor, and is the third largest grower worldwide, located just outside Robinvale.

VicSuper invested over \$100 million in the 'Future Farming Landscapes' redevelopment project in the Swan Hill region.

Swan Hill has over 50 eateries to choose from and the capacity to accommodate about 1500 visitors.

Swan Hill is home of the Pioneer Settlement, Australia's first open air museum recreating life in the Murray-Mallee area from the period of 1830-1930.

2016 will see the completion of the Heartbeat of the Murray, a \$3.85 million multi-tiered laser and sound show of international standards that captures the essence of the Murray, presented from a riverbank amphitheatre on a water backdrop.

Swan Hill District Health hospital ranks well above national benchmarks.

Natural gas is coming to Swan Hill and Robinvale, which will further increase industry expansion.

Chisholm Reserve Motor Sports Complex is currently home to a speedway, motor cross track, go kart racing and short track dirt races, and a ¼ mile drag strip is being constructed, only one of four in Australia.

The Swan Hill region has an extensive choice of public and private schools: 6 pre-schools, 11 primary schools, 2 secondary schools, 3 P-12 schools, 3 tertiary and further education campuses.

It takes, on average, 5-10 minutes to drive home from work.



Murray River provides frontage to approximately 500 kilometres of the municipality

Murray Downs Golf and Country Club is ranked in the top 100 courses in Australia and membership is only \$350 per year



REAL ESTATE PRICE COMPARISON - North Melbourne v Swan Hill

North Melbourne 1 bedroom cottage with renovation potential



ATTENTION FIRST HOME BUYERS!

\$530,000 (under contract)

A freestanding and comfortable house within an affordable price range, together with a North Melbourne address. This wide Victorian weatherboard cottage sits proudly on an allotment of 6.4m x 17.6m approximately.

Comprising an entrance hall, one bedroom (WIR), study, lounge, dining room, galley kitchen and an updated bathroom. Features a north facing rear courtyard and storage shed.

This cottage is very well presented offering comfortable accommodation, with the exciting potential to renovate or refurbish to suit your requirements (STCA).

Swan Hill 4 bedroom luxury home on 2 acres. Superb garden, large sheds



LOST IN PARADISE

\$475,000 (under contract)

Private sanctuary on two acres, in close proximity to Swan Hill Primary School. Unique mud brick home with oregon beams and cathedral ceilings. Four bedrooms, country kitchen, large living room and study.

Superb outdoor living area, set in simply sensational garden surrounds. Perfectly set up for a tradesman - 12m x 7.5m shed plus 12m carport with concrete and power, plus 50' x 25' shed.

Town water, four megalitres of irrigation water, sewered.

Subdivision potential (STCA). At home with nature.