







A SMART START OR SAVVY INVESTMENT

3 1 1

You couldn't ask for a neater property than this beautifully presented home in North Shepparton.

Ideally located close to sporting facilities and within easy reach of the hospitals, this property is an excellent opportunity for first home buyers, investors or those looking to downsize.

Freshly painted throughout, the home features three comfortable bedrooms, all with built in robes, along with a well appointed kitchen complete with dishwasher, gas hotplates, and electric oven.

The polished floorboards are a standout feature, adding warmth and character throughout the home. The spacious separate lounge room provides a comfortable living area, while the adjoining meals area offers a practical space for everyday dining.

The fresh and inviting bathroom includes both a bath and separate shower, complemented by a large laundry for added convenience.

Outside, the secure fencing provides peace of mind, while the generous backyard of approximately 626m² offers plenty of room for children, pets, entertaining or future possibilities. A garden shed provides additional storage, and the single carport adds vehicle accommodation.

Comfort is assured year-round with evaporative cooling and ducted gas heating.

Property features include:

Price	$509,000
Property Type	Residential
Property ID	1707

Agent Details

Helen Tracy - 0413 454 082

Office Details

Shepparton
187 Corio Street Shepparton VIC 3630 Australia
03 5831 6633

- Three bedrooms with built in robes
- Freshly painted throughout
- Polished floorboards
- Updated kitchen with dishwasher
- Gas hotplates and electric oven
- Separate lounge room
- Meal's area adjoining kitchen
- Fresh bathroom with bath and shower room
- Good size laundry
- Ducted gas heating
- Evaporative cooling
- Secure fencing
- Single garage
- Garden shed
- Generous backyard of approximately 626m²
- Convenient North Shepparton location

Whether you're looking for your first home or a solid investment, this neat and inviting property is well worth an inspection.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.