



44 Halpin Crescent, Shepparton



### 3 Bedroom Home in convenient location

This 3 bedroom weatherboard home is well designed, sitting on a block of land of approx. 446m<sup>2</sup>, positioned in Shepparton's north and is close to GV Health, sporting facilities, Schools and the CBD.

This home offers 3 good size bedrooms, a spacious lounge room and an open plan kitchen/dining area with a gas cook top and a split system for heating/cooling. The bathroom consists of a shower over bath and single vanity.

There is also the added convenience of the separate laundry and toilet. Externally, you will find a secure yard with established lawns, a single carport, garden shed and a small decked area out the back.

This home can easily be restored to its former glory and would make an ideal first home or investment property. The home is currently tenanted by great tenants at \$330 per week who are under contract until 26/04/2024. Don't miss this great opportunity.

3 1 1 446 m<sup>2</sup>

**Price** \$309,000 - \$319,000

**Property Type** Residential

**Property ID** 1335

**Land Area** 446 m<sup>2</sup>

#### Agent Details

Jackie Shipton - 0448 354 748

#### Office Details

Shepparton

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