



4 Victoria St, Shepparton



## Perfectly Positioned with Great Potential

This entry level weatherboard home is well suited for first home buyers, couples or small families, as well as investors. This unique opportunity is centrally located, within walking distance to the Shepparton Lake, Shepparton Art Museum and the CBD.

This two bedroom home features a second living area/study or potential third bedroom, a well equipped kitchen with a gas cook top and an impressive north facing lounge room that brings in ample daylight. The home is fitted with a split system for year-round temperature control. Functional bathroom with a single vanity, toilet and a great size shower with hand-rails. The laundry leads out to the large backyard where there is a garden shed & more potential to add your own touch. Parking is available in the driveway.

This block is approx. 719sq metres. Located close to Schools and CBD.

Call today for an inspection of this home!

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.

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**Price** \$345,000 - \$360,000

**Property Type** Residential

**Property ID** 1352

### Agent Details

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### Office Details

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