



22 Community Street, Shepparton



## Solid Family Home offering a northerly aspect

This genuine three bedroom brick home is suited to first home buyers, singles, couples & small families.

Located in a well developed pocket, close to all amenities such as Schools, public transport and corner shops, making it an ideal investment opportunity. With some original features combined with some more recent updates, this home doesn't require too much work to bring it back to its former glory. A northerly aspect combined with large windows lets in ample sunlight to the spacious lounge room which openly leads into the kitchen which includes a gas cook top & ample cupboard space. All bedrooms are equipped with blackout & sheer roller blinds and ceiling fans to two bedrooms. Functional bathroom with shower over bath & a single vanity. Separate laundry & toilet.

The homes additional features are a gas wall heater, evaporative air conditioning, a garden shed, a larger shed with concrete flooring, that would fit a car, as well as a 2 - 3 length carport. All of this situated on an approx. 601m2 block of land, making it great value.

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** \$340,000 - \$360,000

**Property Type** Residential

**Property ID** 1355

### Agent Details

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