

Sold



17 Ash Street, Shepparton



## Spacious Yet Cosy

Situated on a 774m<sup>2</sup> block sits this very appealing cottage style home. The many features include three good size bedrooms, a stylish updated kitchen with a dishwasher, gas hotplates and electric oven. The original hardwood polished timber floor boards feature beautifully throughout the home along with carpet. The bathroom has been updated and is conveniently located to service the household and contains a bath and shower. The laundry contains another toilet and bench space. The climate is controlled with ducted gas heating and evaporative cooling. Open plan living incorporates a study or rumpus/craft room which is an ideal feature.

Externally there's a double carport with rear yard access, lots of shedding and a secure large backyard. A delightful pergola area to sit outside and enjoy the summer months just add great value to this home. Conveniently located in a lovely street, close to the CBD, schools, shops and sporting facilities make this house an attractive investment.

Currently tenanted with excellent tenants returning \$340.00 PW until March 2024. The home would also suit first home buyers, 2nd home buyers, a small family or empty nesters.

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

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**Price** SOLD for \$370,000  
**Property Type** Residential  
**Property ID** 1353  
**Land Area** 774 m<sup>2</sup>

### Agent Details

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make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.