







## Roll up your sleeves- renovate or demolish

Nestled in the heart of Numurkah, this character-filled weatherboard home offers a fantastic opportunity for those looking to renovate and create a masterpiece. Situated on a generous 704m² (approx) block, this property combines potential with convenience, being just a short walk from the town's vibrant centre.

The home features three spacious bedrooms, two bathrooms, and one toilet. It also includes a study or rumpus room and two cosy living areas. The separate kitchen comes with a dining area.

Externally, the property includes a carport, a double garage or workshop, and side yard access.

With it's proximity to local amenities, including schools, shopping, cafes, a golf course, swimming pool, parks, and a hospital, this property is ideal for first-time buyers, renovators, investors, or developers (STCA). Priced to sell, it presents a unique chance to bring a lot of love to a home with plenty of character.

Please note, the property will be sold as-is, as we cannot guarantee the condition of the appliances. Don't miss out on this opportunity to secure a project in a prime location!

△ 3 △ 2 △ 2 □ 704 m2

Price SOLD for \$155,000
Property Type Residential

Property ID 1430 Land Area 704 m2

## **Agent Details**

Helen Tracy - 0413 454 082

## **Office Details**

Shepparton 187 Corio Street Shepparton VIC 3630 Australia 03 5831 6633



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