

# 1 Duncan Court, Shepparton, Vic 3630

## House For Sale

Friday, 14 June 2024

1 Duncan Court, Shepparton, Vic 3630

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 808 m2

Type: House



Hollie Wood  
0358468846



Ryan OConnor  
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**\$550,000 - \$600,000**

Welcome to Duncan Court, a stunning and meticulously renovated property that offers an exceptional blend of comfort, style, and convenience. Ideally situated just 800 meters from Goulburn Valley Health, this home provides unparalleled access to healthcare services, making it a perfect choice for anyone looking for their own home, or great investment. Boasting three spacious bedrooms and two modern bathrooms. The master bedroom features a walk-in robe and a private ensuite, offering a luxurious retreat. The other two bedrooms are equipped with built-in robes, ensuring ample storage space for everyone. Inside, you'll appreciate the large living area that provides a cozy retreat for relaxation, separate from the well-appointed and spacious kitchen and dining. The kitchen is a true highlight, featuring excellent bench space and ample storage, along with an electric oven and stove and dishwasher. Comfort is assured all year-round with refrigerated heating and cooling, complemented by ceiling fans in each room. The home also benefits from a 2kw solar system, contributing to energy efficiency and reducing utility costs. Storage will never be an issue, thanks to the generous pantry, linen cupboard and laundry area, making household chores a breeze. The exterior of the property is equally impressive. The lovely alfresco area is perfect for outdoor entertaining and enjoying the serene surroundings. The low-maintenance, secure rear yard offers peace of mind and a safe space for children or pets to play and the automatic sprinkler system ensures the garden remains lush and green with minimal effort. Additionally, the side access is large enough to accommodate a caravan, providing added convenience for travel enthusiasts. A double garage offers ample parking and storage solutions. For those who prioritize security, the property is equipped with a state-of-the-art GDMSS security system, featuring five external cameras. This home is versatile, making it an ideal choice for a family residence, a lucrative investment property, or continuing as a short-stay rental with the option to purchase the furniture as well. Duncan Court is a truly exceptional home that ticks all the boxes for modern living. Don't miss the opportunity to make this your dream home or a valuable addition to your property portfolio. Highlights:- 800m to GV Health and Private Hospital - Immaculately Presented- Refrigerated Heating and Cooling- Beautifully Renovated Throughout- Side Access on a 800sqm Corner Block