

# 1 St Andrews Road, Shepparton, Vic 3630



## House For Sale

Monday, 22 April 2024

1 St Andrews Road, Shepparton, Vic 3630

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 456 m2**

**Type: House**



Vincent Tassoni  
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**\$340,000 - \$370,000**

Nestled in a fantastic South Shepparton location, this delightful property presents an ideal opportunity for both owner-occupiers and astute investors alike. Situated on a low maintenance 456m<sup>2</sup> (approx.) block, this property offers a comfortable lifestyle with its versatile layout and convenient amenities. Conveniently located in close proximity to St Georges Road, St Mels Primary Schools and the local shopping precinct, residents will enjoy easy access to everyday essentials. Furthermore, with Shepparton Plaza and the train station just minutes away, along with other public transport options nearby, commuting and leisure activities are made effortless. Featuring 2 bedrooms plus a study/3rd bedroom, this home is a blank canvas to add your own touch. The single living area provides a cozy space for relaxation, while the well-appointed kitchen boasts a walkthrough pantry and gas cooking facilities. Additional highlights include a gas heater and wall air conditioner for year-round comfort. Outside, there is a pergola area ideal for outdoor entertaining, along with a double carport and garden shed. Whether you're looking to settle down or seeking an investment opportunity, this property ticks all the boxes for comfortable living and promising returns. Estimated weekly rental: \$370 - \$380.