

**15 Malcolm Crescent, Shepparton, Vic 3630**



**House For Sale**

Thursday, 15 February 2024

**15 Malcolm Crescent, Shepparton, Vic 3630**

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 616 m2**

**Type: House**



Xavier Stevens  
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**\$370,000**

Situated in close proximity to hospitals, schools, shops, sporting facilities, and convenient transportation, this recently updated three-bedroom weatherboard family home offers a comfortable and modern living experience. Ideally located across from a large park featuring playground equipment, this residence boasts a variety of appealing features. Step inside to discover a spacious lounge adorned with timber wall paneling and a ceiling fan, providing a cozy atmosphere. The updated kitchen is a highlight, featuring gas cooking and an island bench for added convenience. Two of the bedrooms come equipped with built-in robes, while the bathroom has undergone a contemporary makeover. An additional bonus is the large rear extension, providing ample space for a games or sunroom. Outside, the fully fenced 628 m<sup>2</sup> block includes a generously sized covered verandah, perfect for entertaining guests. The property also features a 6 m x 5.5 m (approx) shed with a concrete floor and double doors, ensuring easy vehicle entry. This home not only presents a brilliant living space but also serves as an exceptional investment opportunity. Positioned close to sought-after employers, it is anticipated to yield a rental return exceeding \$440 per week. The recent renovations, including the updated kitchen and bathroom, enhance the overall appeal of this residence, making it an attractive choice for homeowners and investors alike.