

**3/1 SUTHERLAND AVENUE, Shepparton, Vic 3630**



**Sold Unit**

Wednesday, 27 September 2023

3/1 SUTHERLAND AVENUE, Shepparton, Vic 3630

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Shawn Newby  
0358215667

## Contact agent

Set in one of the prettiest streets in central Shepparton is this two bedroom brick veneer unit offering an incredible investment opportunity. The CBD is easy walking distance as is GV Health, Greater Shepparton Secondary College and Notre Dame College. You enter the unit into the open plan living/dining/kitchen area. Electric cooking and good bench space feature in the kitchen. Both bedrooms are well-sized and have built-in robe storage. Polished floorboards give the unit a warm ambience. A split system air conditioner keeps the occupants comfortable in both the summer and winter months. The rear hallway leads out to a cosy area to enjoy the morning sunshine and provides easy access to the communal laundry. A single car space is conveniently located in front of the unit. Currently rented, an investor could easily add this to their portfolio and start earning a rental income immediately. It has become quite rare for property to become available in this incredibly sought after part of Shepparton and even rarer in this price bracket. Blink and you'll miss out on this one - contact Shawn Newby today on 0437 646 895 to arrange an inspection.