

# 35 St Andrews Road, Shepparton, Vic 3630



## House For Sale

Sunday, 12 November 2023

35 St Andrews Road, Shepparton, Vic 3630

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 667 m2**

**Type: House**



Vincent Tassoni  
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**\$360,000 - \$370,000**

Here is an opportunity to secure an entry level property with loads of potential for owner occupiers, investors or developers. The home is within close proximity to schools, shops, churches, and public transport and boasts a desirable corner position with the potential for a two-lot subdivision (STCA). The home has a well-maintained interior for its age. The layout offers 4 bedrooms plus a study which is large enough for a 5th bedroom, making it ideal for families. The original Kitchen is in functional condition, featuring a freestanding gas oven. Enjoy a cozy living environment in the spacious living room, complete with air conditioning and gas heating for year-round comfort. The home is surrounded by low maintenance gardens both front and rear, enhancing its curb appeal. Additionally, there is a single garage/lock-up shed with a workshop area.