

36 Balaclava Road, Shepparton, Vic 3630

House For Sale

Wednesday, 22 May 2024



36 Balaclava Road, Shepparton, Vic 3630

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 657 m2

Type: House



Sales Agent
0358317777

\$390,000

Situated on Balaclava Rd in Shepparton, this property boasts a council-approved two-lot subdivision, presenting a prime opportunity for investors. Conveniently located close to Goulburn Valley Health and Shepparton's CBD, this site offers the chance to construct two townhouses with included council-approved planning permits. Adding to its allure, the current home on the property is in its original condition and is currently tenanted at \$300 per week. Land scarcity in this area underscores the value of this offering. Key Features Include: Council-approved two-lot subdivision All utilities already connected A mere two-minute stroll to the banks of the Goulburn River 657m² of premium land Just minutes away from GV Health Directly opposite Shepparton Villages