

# 38 Cope Street, Nathalia, Vic 3638



## Sold House

Tuesday, 15 August 2023

38 Cope Street, Nathalia, Vic 3638

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 956 m<sup>2</sup>

Type: House

**\$370,000**

Ready to move in and set on a large block size of approx 956 sqms of land. 38 Cope Street, Nathalia is within walking distance to St Mary's of the Angels Secondary, sporting clubs & the main street. This weatherboard home has a brick facade and consists of 4 bedrooms, 1 bathroom, an open style kitchen & dining area and a formal lounge area. It also has a large laundry space with undercover area to the back of the home allowing space and functionality to flow throughout the home. Well established trees and lawn to the back and a secure front yard with carport access for 2 cars will please tenants & pets. Split systems for heating & cooling along with a wood heater for those winter months has this home ready for it's next venture. In need of some minor repairs externally the home will make an excellent investment in a town screaming out for rental opportunity. Potential fixed rental return of \$375 - \$395 per week will attract families and young couples. A very quiet street with proud Neighbours maintaining wonderful homes, properties like these are becoming rare to find. Only 30 minutes to Shepparton and 15 minutes to the Mighty Murray River, Nathalia has many commercial business opportunities to support the growing community. A wonderful place to help grow your family, Nathalia has a wonderful community spirit and all the services you need with a new hospital, chemist, supermarket & retail stores all doing well. A great opportunity to buy in a testing market, feel free to call the selling agent Jason Hicks today on 0437 622 612 to book your inspection.