

# 4 Pelican Court, Shepparton, Vic 3630

## House For Sale

Wednesday, 13 December 2023



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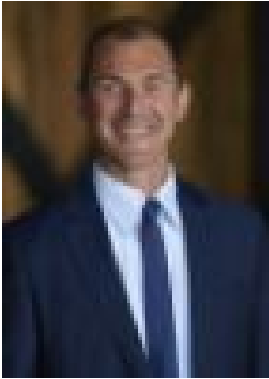
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 724 m2

Type: House



Gerald Sabri  
0358311800

**\$625,000 - \$645,000**

Beautifully positioned and offering a peaceful setting capturing a private and established tree backdrop to the rear of the property, this impressive four-bedroom residence offers a flexible open plan design featuring two separate living areas including spacious front formal lounge and light filled family dining area. The centrally located kitchen is fully equipped with stainless steel appliances, dishwasher and WIP, the master bedroom with ensuite and WIR, ducted gas heating and evaporative cooling throughout and BIR's and OHF's to remaining bedrooms. Situated on a 724m<sup>2</sup> landscaped allotment with automatic watering system, outdoor alfresco area plus an additional timber decked sitting area, rear vehicle access through the garage and garden shed completes this impressive property. Enjoy the privacy this property has to offer, and the convenience of nearby Shepparton Golf & Bowls club, bushland walking tracks and Goulburn River.