

# 6 Nightingale Way, Shepparton, Vic 3630

## House For Sale

Monday, 20 May 2024



6 Nightingale Way, Shepparton, Vic 3630

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 819 m2

Type: House



Kevin Hicks  
0358218388



Julie Ryan  
0358218388

**\$590,000 - \$620,000**

6 Nightingale Way, Shepparton is the perfect place to call home. With a land area of 819m<sup>2</sup>, there is room for the whole family to enjoy in this private and secure property. This well-maintained home has freshly painted interiors and new floor coverings throughout to add a modern touch. The open plan kitchen, meals and living area has direct access via sliding glass doors to the spacious double garage and a low maintenance backyard with a shed for extra storage whilst the formal lounge room allows separate living space to cater for the entire family. The main bedroom, situated at the rear of the home for added privacy, includes a walk-in robe and ensuite while the other two bedrooms are equipped with built-in robes and are serviced by a family bathroom. Ducted evaporative cooling and ducted gas heating throughout keep the temperature comfortable all year round. Located just 750m from GV Health and 150m from the Shepparton Private Hospital, this property is not only a great investment opportunity but also a convenient location for those working in the healthcare industry. Numerous primary and secondary schooling options are close-by whilst the Shepparton Sports Precinct, IGA supermarket and other shopping retailers are just over 3km away from this favoured address.