

76 Wilmot Road, Shepparton, Vic 3630



House For Sale

Friday, 17 May 2024

76 Wilmot Road, Shepparton, Vic 3630

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 667 m2

Type: House



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\$550,000-\$570,000

Located on a spacious 667m² block in the southern part of Shepparton, this excellent investment property is now on the market. It boasts close proximity to schools, the GO Tafe Trade Skills Centre, and Colliver Rd shops, with Shepparton's CBD just a five-minute drive away. A convenient bus stop is situated right in front of the property. This duplex comprises two separate units, each equipped with individual gas and power meters, ensuring an impressive rental return. The front unit is leased at \$370 per week and the back unit is rented for \$320 per week, both are on 12 month leases. This is yielding over a 6.5% return on investment at our current asking price!! The primary residence is a three-bedroom brick veneer home, recently updated with a new kitchen, and renovated bathroom and laundry. The kitchen features neutral tones, a gas oven, and a double basin sink, seamlessly flowing into a spacious dining area. Gas heating and evaporative cooling ensure year-round comfort. Accessible through secure double gates at the rear, the second unit features a welcoming living room, three bedrooms (one with built-in robes), and a practical u-shaped kitchen with gas cooking and ample overhead cupboard space. This property offers a rare opportunity for investors looking to expand their portfolio or for owner-occupiers needing separate living spaces for elderly parents or independent teenagers.