

# 13 Hamilton Street, Shepparton, Vic 3630

## House For Sale

Tuesday, 2 July 2024



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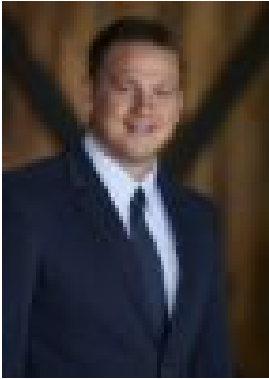
**Bedrooms: 3**

**Bathrooms: 1**

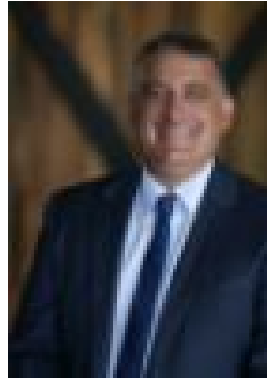
**Parkings: 2**

**Area: 666 m2**

**Type: House**



Sean Reidy  
0358311800



Rocky Gagliardi  
0358311800

**\$449,000 - \$479,000**

Conveniently located in a quiet and popular south Shepparton position only a short walk to the Lake Victoria, SAM, multiple primary schools, St Mel's Church & short drive to CBD & Archer St Shopping complex, this is a great opportunity for first home owners or investors to grab with both hands. This freshly renovated brick veneer home offers 3 bedrooms with split system & BIR's in the Master Bedroom, stunning bathroom with a large shower, excellent kitchen to suit all your needs adjoining to the dining room, 2 huge separate living rooms with one having a split system unit! Outside provides an incredible double car carport with rear access to the massive backyard, offering the astute investor or developer the potential for a 2 lot subdivision (STCA) or access to future large shed (STCA), small brick shed & low maintenance gardens! A great opportunity not to be missed!