

# 18 Hicken Crescent, Shepparton, Vic 3630

## House For Sale

Wednesday, 10 July 2024

18 Hicken Crescent, Shepparton, Vic 3630

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 911 m2

Type: House



Ashton Still

0403156726

**\$400,000 - \$440,000**

This property is a prime investment opportunity. The approved subdivision allows for the original home to be rented out, generating immediate rental income, while the other lot can be developed to maximize returns. Whether you are a homeowner looking for a spacious living environment, an investor seeking excellent rental potential, or a developer interested in a unique development opportunity, this property has something to offer. Featuring three bedrooms, two of which have built-in robes, serviced by a bathroom with a shower over the bath and a separate toilet. The living area is generously sized and includes gas heating and a wall air-conditioning unit, ensuring year round comfort. The kitchen is equipped with gas cooking and an electric oven and adjoins the meals and laundry areas, offering a practical layout for everyday living. Outside, the property boasts an undercover area, side access, single carport, large garden shed and a huge rear yard with rear access. Highlights: - Close to GV Health - Approved 2 Lot Subdivision- Solid Rent Return- Huge Potential- Rear Access