

# 22 Corio Street, Shepparton, Vic 3630

## House For Sale

Saturday, 29 June 2024

22 Corio Street, Shepparton, Vic 3630

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 816 m<sup>2</sup>

Type: House



Hollie Wood  
0358468846



Ryan OConnor  
0358468846

**\$450,000 - \$495,000**

Discover the perfect blend of convenience and comfort with this exceptional property, ideally situated in a prime location. Just a short walk to vibrant cafes, shops, and the CBD, this home offers easy access to all the essentials. Additionally, it's just minutes from GV Health and Shepparton's renowned sporting precinct, making it an ideal spot for active lifestyles. Step inside to find a spacious and welcoming layout featuring two generous bedrooms and a versatile study that can easily serve as a third bedroom. The large, open kitchen is equipped with gas cooking, dishwasher and ample cupboard space, perfect for both everyday meals and entertaining guests. The front of the home boasts a large lounge, complete with wall-mounted air conditioning and heating, ensuring year-round comfort. The expansive rear yard offers plenty of space for outdoor activities and includes a single garage/shed for additional storage. A second toilet adds to the convenience of this well-thought-out home. Situated on a substantial 816sqm block, this property also presents subdivision potential (STCA), making it an attractive opportunity for both homeowners and investors. Don't miss out on this unique property that combines a fantastic location with ample living space and future growth potential. Highlights: - Large 816sqm Block - Fantastic Location Between CBD and Hospitals- Rear Shed- Great Sub Division Potential (STCA)