

# 23 Numurkah Road, Shepparton, Vic 3630



## House For Sale

Thursday, 9 January 2025

23 Numurkah Road, Shepparton, Vic 3630

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 559 m2**

**Type: House**



Shawn Newby  
0358215667

**\$490,000 - \$525,000**

Located only a few minutes walk from GV Health is this well designed three bedroom home offering a perfect blend of comfort, functionality, and convenience. A three minute drive will either land you in the CBD or all the conveniences that Shepparton North provides, including IGA Supermarket, Chemist Warehouse and a variety of fast food options. There are three separate living areas, allowing plenty of space for relaxation, entertainment or an office space. The open plan kitchen and dining offers stainless steel dishwasher, oven and gas cooktop as well as ample cupboard and bench space. Two of the three bedrooms boast built-in robes with an ensuite to the main bedroom. The second bathroom is perfectly located to service the remaining two bedrooms. A wood heater, ducted heating, evaporative cooling, and split systems ensure year-round comfort. A double carport includes built-in storage and can be accessed via secure gates at the side of the property, with direct access into the home. Beautiful bi-fold doors lead out to the outdoor decking with shade sail, perfect for summer entertaining. Established, low maintenance gardens and lawn surround the home and there is a garden shed to store all your equipment. Situated on a 559m<sup>2</sup> corner block, this property is ideal for families, professionals, or investors looking for a low-maintenance lifestyle in a prime location close to GV Health and town amenities. Don't miss the opportunity to make this versatile and well-maintained property your own. Call Shawn Newby today to arrange an inspection so you can see all this property has to offer for yourself.