

**61 Graham St, Shepparton, VIC, 3630**



**House For Sale**

Saturday, 30 November 2024

61 Graham St, Shepparton, VIC, 3630

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Peter Cardamone  
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## **GV Health / Shepp Private ....The Best Location !**

Situated on the doorstep of GV Health and Shepparton Private Hospital, this original yet meticulously presented property presents an outstanding opportunity for investors / developers and or owner occupiers to secure 61 Graham Street, Shepparton.

### **KEY FEATURES:**

- 3 bedrooms PLUS study
- Light filled lounge room
- Retro kitchen with wall oven and gas stove
- Central bathroom and two toilets
- Gas heating, R/C split system and ceiling fans
- Well maintained gardens and lawns
- Single lock up garage
- 756m<sup>2</sup> Corner block with side rear access
- Potential for subdivision and townhouse development (STCA)

### **WHAT MAKES IT SPECIAL:**

Walking distance to Shepparton's hospitals and CBD and room for a second dwelling (STCA) for future investment return

Please call multi award winning agent Peter Cardamone on 0419 204 608 to arrange an inspection today