

**28 Glory Way, Shepparton, Vic 3630**



**Residential Land For Sale**

Friday, 3 January 2025

28 Glory Way, Shepparton, Vic 3630

Area: 503 m2

Type: Residential Land



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**\$210,000**

This is a fantastic opportunity to secure a 503m<sup>2</sup> titled block of land in the highly sought-after location of 28 Glory Way, Shepparton. Whether you're looking to build your dream home or make a solid investment, this block offers excellent value in a convenient and well-established area.

**Key Features:** Land Size: 503m<sup>2</sup> Titled Block – Ready for immediate development, saving you time and giving you peace of mind.

**Nearby Amenities:** This property offers excellent proximity to a range of amenities, making it an ideal choice for both convenience and lifestyle.

- Shepparton Sports Stadium – approx. 3 minutes drive – A major hub for sporting events and community activities.
- Shepparton Marketplace Shopping Centre – approx. 5 minutes drive – A variety of retail, dining, and service options for everyday convenience.
- Goulburn Valley Health – Shepparton Hospital – approx. 7 minutes drive – Close to medical services and healthcare facilities.
- Shepparton Train Station – approx. 8 minutes drive – Easy access to public transport, ideal for commuters.
- Schools & Education – A selection of local schools within a short distance, including Shepparton High School and St. Mel's Primary School.
- Parks & Recreation – Nearby parks and green spaces, such as Kialla Park and Victoria Park Lake, offering opportunities for outdoor activities.

**Advantages of Buying This Land:**

- Prime Location** – Situated in a growing and well-connected area, this block offers a perfect mix of urban amenities and a peaceful residential environment.
- Titled and Ready to Build** – You can start planning and building your dream home without delay. The title is ready, saving you the long wait often associated with untitled land.
- Future Growth Potential** – Shepparton continues to see growth in both population and infrastructure, making this an excellent location for future capital growth.
- Ideal for Families & Investors** – Whether you're looking to build your family home or make a smart investment, this block offers flexibility and convenience for all buyers.

This block of land at 28 Glory Way offers an exceptional opportunity to secure a prime piece of real estate in one of Shepparton's most desirable locations.

**Contact Us Today!** For more information or to arrange a viewing, contact Ash Daga on 0452541978 or Tuvishaa Gupta on 0468460365. Take the first step towards making your dream a reality!

**Disclaimer:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.