

Sold

YOUNGS & CO  
REAL ESTATE

2 Erwen Ct, Shepparton



## SOUND INVESTMENT

This immaculately presented 3 bedroom plus study brick veneer home in South Shepparton is ideally located close to schools and Archer St supermarket.

This home has many positives which include 3 great sized bedrooms, main with ensuite and walk in robe, remaining two with built in robes.

Property is located on a 703sqm block, with a secure back yard and includes rear access to the shed.

The property has been impeccably maintained by the current owners who built the home in 1985; the paintwork does not look over a day old and offers the new buyer a sound investment with a weekly rental return around \$350.00 per week.

With ducted gas heating and evaporative cooling. The new buyer can also enjoy a north facing spacious living room with

3 2 2

703 m2

**Price** SOLD for  
\$310,000

**Property Type** Residential

**Property ID** 2496

**Land Area** 703 m2

### Agent Details

### Office Details

Shepparton  
123 Wyndham St  
Shepparton VIC 3630  
Australia  
03 5820 8777

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built in cosy wood burning fireplace on a cold winter's night.

Externally the property offers a single lockup garage with attached carport. The garage offers power & concrete flooring with access through to the back yard for convenience. It also offers a garden shed and great outdoor entertaining area to invite your friends and family over.

This property provides a great investment for any buyer wanting to enter the property market or expand your investment portfolio. Phone Michael Blake on 0412 503 806 to book your inspection on this property it will be sure to impress!

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