



## 31 Welsford St, Shepparton

### Central - 6 Offices - 10+ Carparks

A charming property right in the heart of the central business district, just around the corner from the Queens Gardens and nearby City of Greater Shepparton Offices. Originally a Victorian style residence the property has undergone a complete conversion and is now a modern office complex. With high ceilings, 6 larger offices, staff amenities including a kitchen and 2 separate toilets, fully air conditioned with individual split system air conditioners, client waiting areas and a large outdoor area with room for a minimum of 10 cars + more if required. The inside can be repainted prior to a new tenancy and is available for long term lease. Call now for full details and inspection

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**Price** \$35,000 per annum + Outgoings  
**Property Type** commercial  
**Property ID** 2519  
**Office Area** 150 m2

#### Agent Details

Glenn Young - 0438 579 993

TALK TO A  
**LOCAL**

SHEPPARTON CALL: 03 5820 8777  
 MOOROOPNA CALL: 03 5825 4833  
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