



## Unit 1, 22 Menzies Cres, Shepparton

### 3 Bedroom Town House with Street Appeal - Private Block

Ideal for those wishing to downsize to an easy care block of land but seeking privacy and no Body Corporate or for the smart 1st Home Buyer/Investor after a low maintenance property in a top location.

Set on its own block of land with a separate driveway from the street the property looks more like a house than a unit/townhouse. With instant appeal the property has been very well maintained and presented. Features entry, open plan lounge kitchen and meals area with a sunny northerly aspect. Wrap around kitchen cupboards including a dishwasher, the meals area opens onto a private back yard and outdoor undercover entertaining area. The main bedroom includes a walk thru robe with direct access to the bathroom (creating an ensuite type effect), built in robes to 2nd & 3rd bedrooms and there is plenty of cupboards in the laundry + a walk in linen cupboard. Very secure with direct access to the double garage.

**Rarely available and ready for inspection, call Connie on 0428 254 833**

3 1 2

<b>Price</b>	SOLD for \$298,500
<b>Property Type</b>	residential
<b>Property ID</b>	2533
<b>Land Area</b>	417 m2
<b>Floor Area</b>	135 m2

#### Agent Details

Connie Young - 0428 254 833

Glenn Young - 0438 579 993

**TALK TO A  
LOCAL**

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

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