

Sold

YOUNGS & CO  
REAL ESTATE



18 Middleton St, Shepparton



## Central Shepparton – Close to Deakin Reserve – Potential Town House Site – 273m2 Block

Right in the heart of Shepparton and only a very short stroll to enjoy a game of footy or cricket and all the benefits of living so close to the central business district. Currently let to excellent tenants the choice is yours, keep renting the property until you are ready to build your own home (in a great location) or take up residency yourself!

Investors – very hard to secure central property at only \$200,000

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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**Price** SOLD for  
\$200,000

**Property Type** Residential

**Property ID** 3444

**Land Area** 273 m2

### Agent Details

Glenn Young – 0438 579 993

### Office Details

Shepparton  
123 Wyndham St  
Shepparton VIC 3630  
Australia  
03 5820 8777



SP 32151

LEGEND

THERE ARE TWO BUILDINGS IN THE PARCEL

THE BUILDINGS IN THE PARCEL, ~~ONE OF WHICH IS~~ WHOLLY CONTAINED IN EACH OF UNITS 1 AND 2, ARE SINGLE STOREY BUILDINGS. THE UPPER BOUNDARY OF EACH OF UNITS 1 AND 2 LIES 10 METRES ABOVE THAT PART OF THE SITE WHICH IS WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT AS SHOWN ON THE DIAGRAM BELOW.

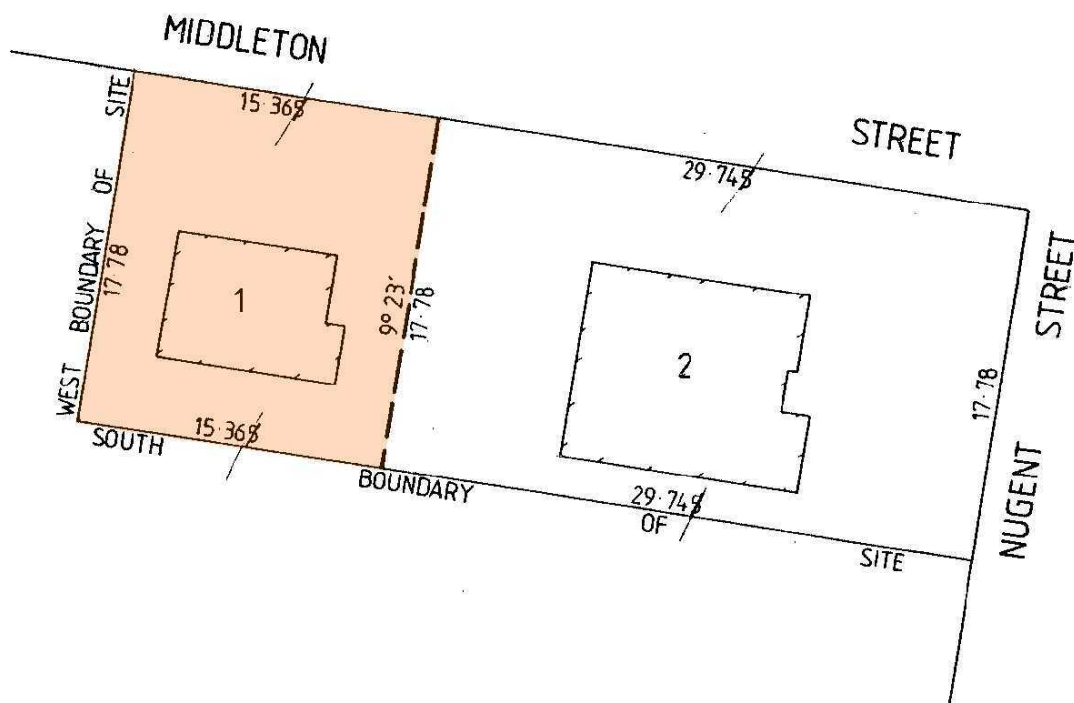
THE LOWER BOUNDARIES OF EACH OF UNITS 1 AND 2 LIES 3 METRES BELOW THAT PART OF THE SITE.

NO UNIT IS AN ACCESSORY UNIT

THE COMMON PROPERTY IS ALL THE LAND IN THE PARCEL EXCEPT THE LAND CONTAINED IN EACH OF UNITS 1 AND 2

17.8.89

APPROX. TRUE NORTH



2.5 0 2.5 5 7.5 10  
LENGTHS ARE IN METRES

*[Signature]* 22/12/88  
LICENSED SURVEYOR

LAND MANAGEMENT SURVEYS P/L  
30 WELSFORD STREET (P.O. BOX 416)  
SHEPPARTON 3630 Ph (058) 21 9808

SURVEYORS REF

1827

VICTORIA

*[Signature]*  
LICENSED SURVEYOR  
SHEET 2 OF 2 SHEETS