



## FOR SALE

### LIVE THE LIFESTYLE IN THIS SPACIOUS 4 BEDROOM HOME IN SHEPPARTON NORTH!

Welcome to a brand new home in the vibrant neighborhood of Shepparton North ! This is a unique opportunity to be part of a thriving community in an ideal location, just minutes away from local amenities.

Situated in a neighborhood that's been referred to as the "Toorak of Shepparton," this area is quickly becoming a sought-after destination. It's known for its affordability, accessibility to amenities, and promising investment potential.

Here are some key highlights about the location:

1. **\*\*Prime Location\*\*:**

- This property is in the heart of Shepparton North, offering unparalleled access to the best the area has to offer.

2. **\*\*Investment Hub\*\*:**

- Shepparton is a burgeoning investment destination known for its:
- Affordability.
- Exceptionally low vacancy rates (0.5%).
- High rental yields, averaging \$630 per week.
- Consistent capital growth, with an average increase of 11%.
- Strategic location at the intersection of the Midland Goulburn Valley Highways easily connects to major cities like Melbourne, Sydney, and Adelaide, as well as export markets.

3. **\*\*Shepparton's Growth\*\*:**

- According to CoreLogic data, the median house price in Shepparton has surged by 70% since 2017, highlighting the remarkable growth in this dynamic region.

4. **\*\*Lifestyle and Community\*\*:**

- Shepparton North is more than just a place to live; it's a community with plenty of activities and amenities within reach.
- You'll be close to local schools, shops, and parks, making it a convenient and family-friendly neighborhood.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$600,000

OPEN FOR INSPECTION:  
N/A



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