CO LIVING: 5 YR RENTAL GUARANTEE @ 10%
FIXED PRICE – FULL TURNKEY

Shepparton
28 Cabernet Street Kialla VIC 3631

CUSTOM FACADE

Indicative Image Only

$892,000

Shepparton is a vibrant regional city in the Goulburn Valley, 165 km northeast of Melbourne. With over 31,000 residents, it is Victoria's largest inland city offering rural tranquility, urban amenities, and a strong community spirit. Shepparton is affordable, family-friendly, and provides access to nature and outdoor activities, making it an ideal destination for those seeking a balanced lifestyle in a lively regional city.

70,000 - The approximate population of Shepparton. Which is only expected to increase with time.
Nature Access - Close by to rivers and nearby national parks.

LAND PRICE	LAND SIZE M²
$250,000	749.0
BUILD PRICE	**BUILD SIZE M²**
$642,000	269.41
LAND REGISTRATION	**EST. RENTAL RETURN P/W**
Registered	$1700/$1800
DESIGN	**FACADE OPTION**
Custom Design	CUSTOM FACADE

MARK ZAMMIT
0433837246
mark@zammitrealestate.com.au

DESIGN
CUSTOM DESIGN
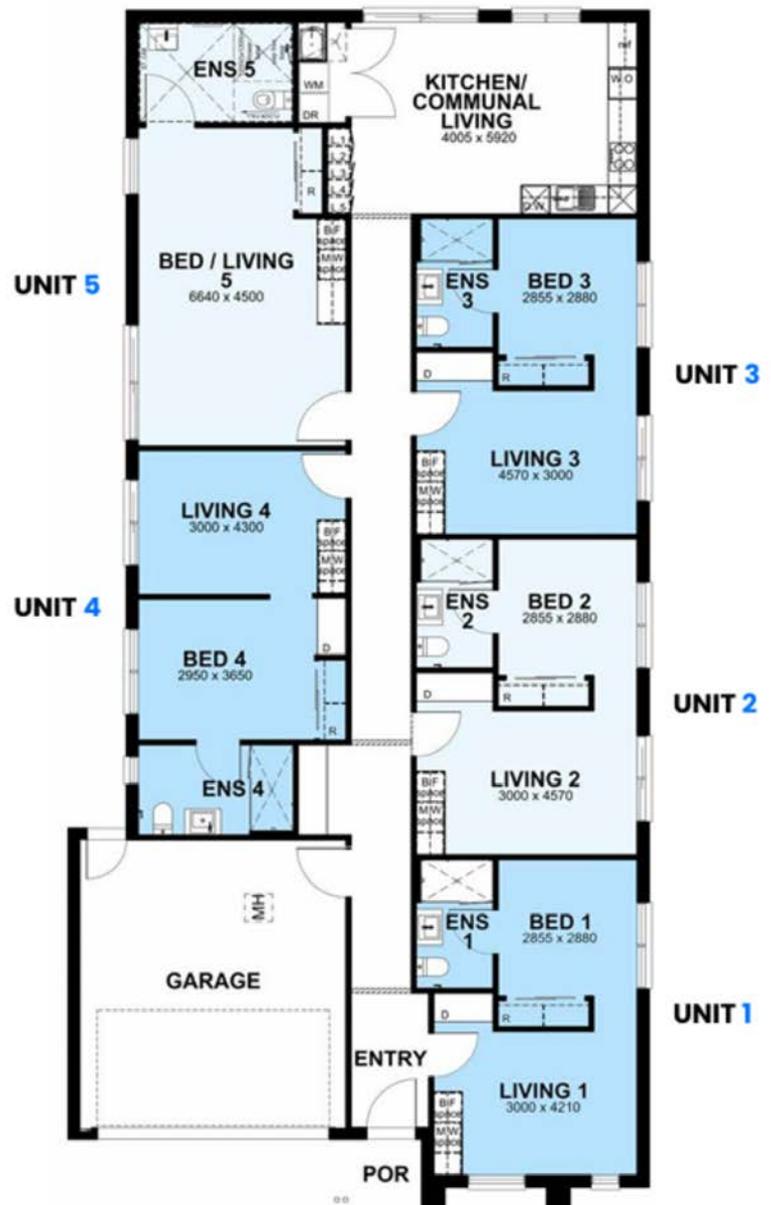
CO LIVING

| Total Area | 269.41 m² |

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PACKAGE HIGHLIGHTS

- Floor tiles to ensuite, bathroom, laundry, and WC
- Hybrid vinyl timber look flooring to entry
- 2259mm ceiling height throughout
- 10mm plaster walls
- Water-resistant plaster
- 2040mm high flush hinged panel doors
- 600mm under bench oven
- 600mm induction cooktop
- 600mm stainless steel canopy rangehood
- 600mm stainless steel dishwasher
- Stainless steel double bowl insert sink
- Exhaust fans 250mm exhaust fans
- Fencing
- 7 Star Energy Rating
- Termite Treatment where required

UNIT 5 — BED / LIVING 5 6640 x 4500, ENS 5
UNIT 4 — LIVING 4 3000 x 4300, BED 4 2950 x 3650, ENS 4
UNIT 3 — BED 3 2855 x 2880, ENS 3, LIVING 3 4570 x 3000
UNIT 2 — BED 2 2855 x 2880, ENS 2, LIVING 2 3000 x 4570
UNIT 1 — BED 1 2855 x 2880, ENS 1, LIVING 1 3000 x 4210
KITCHEN/COMMUNAL LIVING 4005 x 5920
GARAGE, ENTRY, POR