



# Versatile and spacious

118/65 Channel Road, Shepparton



**\$395,000**

This Murray design home offers multiple living spaces, including a large deck, backyard, plus an extra side yard – ideal for your four-legged friend. Centrally located, it's only a short walk to the Aqua Club or Clubhouse.

Features include:

- Wood-plank vinyl flooring in living and dining areas
- Spacious side deck with established fernery, mounted fans and weather protection
- Situated on a wedge-shaped lot with an additional garden area, artificial turf and raised garden beds
- 4.6kw solar power system
- Gas ducted heating, evaporative cooling and reverse cycle aircon
- Wide garage with side ramp to the deck, complete with a dog gate
- Foxtel connection
- Near-new carpet in bedrooms and study



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