



POSITIVE INCOME PROPERTIES



6 BEDROOM



2 GARAGE



6 BATHROOM



210M²

COLIVING STUDIO APARTMENT

6 BEDROOMS

Uptown Estate
Shepparton VIC 3631

TURNKEY ITEMS

- Split system airconditioning units to all bedrooms
- 2700mm high ceilings throughout
- 20mm stone edging to stove and kitchen island benchtop
- Electric 600mm kitchen appliances and 600mm dishwasher
- Study bench to all bedrooms
- Timber laminate flooring to entry, living, and kitchen areas
- Tiles to wet areas; carpet to bedrooms
- Flyscreens on all openable windows
- Coloured concrete to driveway and path
- Landscaping, fencing, clothesline and letterbox
- LED lights throughout the house
- Sectional panel lift garage dorr with 2 remote controls
- Fixed site costs up to P-class (excluding rock removal and retaining walls)

Purchase Price

\$889,500

Property Information

- **Build Size** : 210 square metres
- **Build Price** : \$599,500
- **Land Size** : 1080 square metres
- **Land Price** : \$290,000
- **Estate** : Uptown
- **Region** : Shepparton
- **Land Registration Date** : Registered

Guaranteed Rent Per Room

\$1,440 - \$1,560 per week or \$81,120 per annum

Returns at 9.12%

Please Visit [Coliving Investment](#) for further information

**75% 5 Year
Rental
Guarantee**



**POSITIVE INCOME
PROPERTIES**

OUR PROCESS

Positive Income Properties has access to hundreds of investment properties across Australia. We use DEAPS to deliver Low Risk High Return properties for our client and we arrange to meet our clients' Goals, Aspirations and within their Budget.



DETERMINE

Determine your investment property goals and financial capability.



EVALUATE

Evaluate the market and focus on locating suitable properties.



ASSIST

Assist in securing finance with our industry partners.



PROVIDE

Provide support in all aspects of the build to handover



SOURCE

Source reliable tenants and property management.



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PREMIUM CO-LIVING INVESTMENT

The Meryl Six

6 BEDROOM | 6 ENSUITE CO-LIVING RESIDENCE

6

BED

6

ENS

2

GAR

22.60

SQ

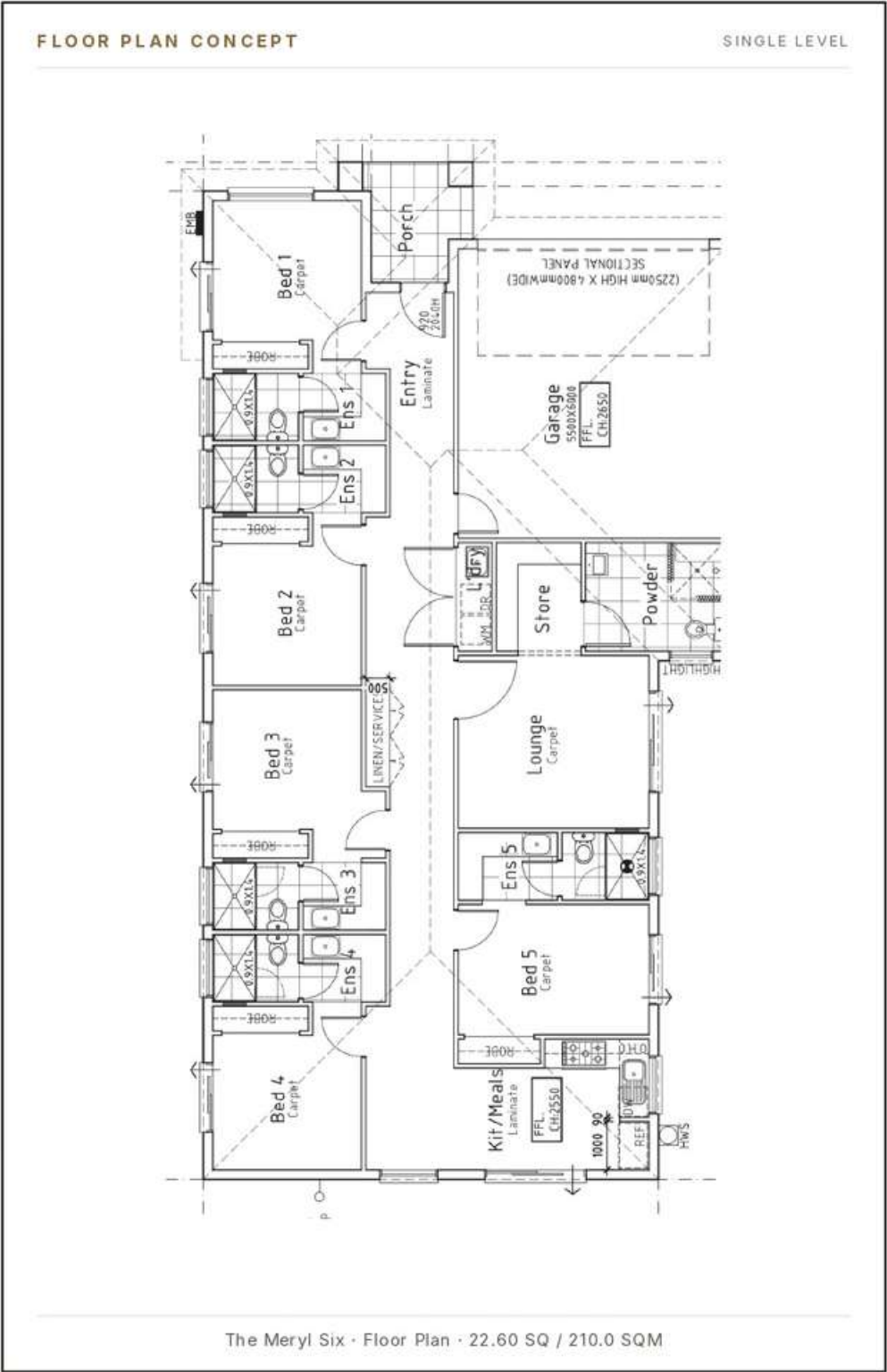
210.0 SQM

PLAN SNAPSHOT	
BEDROOMS	6 bedroom co-living plan
ENSUITES	6 private ensuite zones
FLEXIBLE ROOM	Lounge or sixth bedroom option
FOOTPRINT	22.60 SQ 210.0 SQM

INVESTMENT OVERVIEW	
LAND	£
BUILD	£
PACKAGE	£
RENTAL	\$ / week
YIELD	%

6 BED • 6 ENSUITE PLAN

The Meryl Six is a 6 bedroom, 6 ensuite co-living layout with five dedicated bedrooms and a lounge that can operate as the sixth bedroom option. The kitchen and meals area anchors one side of the home, while the double garage, entry and service zones keep the layout practical for shared living.



Co-Living Inclusions

STANDARD SPECIFICATION · SINGLE & DOUBLE STOREY

SERVICES

- Sewerage connected to the legal point
- Stormwater connected to Council's legal point of discharge
- Electricity connected to authority's underground supply Telephone points wired and provision for connection

PRELIMINARY SITE WORKS & FOUNDATIONS

PRECONSTRUCTION DOCUMENTATION

- Working drawings (for single dwelling)
- Engineering, energy report & soil report
- Site survey
- Developer's approval
- Building permit

Included for single dwellings in newly subdivided areas only.

SITE PREPARATION

- Site cost & connection based on land size up to 450m² and up to 300mm fall over building
- Fixed site cost up to H2 slab (piers and edge beams not included)

FOOTINGS & SLAB

- Residential slab construction as per AS 2870
- Engineer-designed concrete slab (site specific) to standard Class H soil, as per plans

TERMITE PROTECTION

- As per AS 3660.1-2000

CARPENTRY WORKS

- Pre-fabricated timber frames and sizes as per AS 1684
- Engineered roof trusses as per plan
- Ceiling height 2,550mm
- Eaves to front façade (if required) as per designer guideline

EXTERNAL WINDOWS & SLIDING DOORS

- Aluminium awning / sliding windows and doors, residential grade powder coated with a choice of colours from the builder's standard range
- Single glazing and obscure as standard (variation cost applies if double glazing required per Energy Rating Report)
- Key locks throughout

FIXINGS

- Architraves — 67mm × 18mm pre-primed MDF
- Skirting — 67mm × 18mm pre-primed MDF
- Single melamine shelf, hanging rail and smart-robe doors from the builder's standard range to all robes and WIR

DOORS

EXTERNAL

- Solid external entry door 2,040mm × 820mm from builder's range
- Tri locks for external door from the builder's standard range
- Choice of lever handles from the builder's standard range for external and internal doors

INTERNAL

- 2,040mm × 820mm flush panel doors from builder's range
- Lever handle from builder's range

GARAGE DOOR

- Panel lift door with 2 remotes (site specific)

ROOFING

- Concrete roof tiles from builder's range
- Metal fascia — Colorbond, colour from builder's standard range
- Gutters and box gutters — Colorbond, colour from builder's standard range
- Downpipes — Colorbond, colour from builder's standard range
- Flashings and rain heads (if required) — Colorbond, colour from builder's standard range

BRICKWORK, MASONRY & EXTERNAL CLADDING

- Selection of face bricks from the builder's standard range
- Natural mortar
- Brick on edge to window sills where applicable
- Upper storey cladding — 75mm polystyrene rendered as per plan (double storey only)

KITCHEN

CABINETS & BENCH TOP

- Cabinets with matt finish laminate doors
- White melamine shelving to all cupboards
- 20mm stone benchtop from builder's range
- Tiled splashback to underside of overhead cupboards
- Stainless steel 1½ bowl with one side drainer
- Chrome mixer from the builder's standard range
- Overhead cupboards (as per plan)

APPLIANCES

- 600mm stainless steel oven from builder's standard range
- 600mm stainless steel rangehood from builder's standard range
- 600mm induction cooktop from builder's standard range
- 600mm stainless steel dishwasher from builder's standard range

STAIRS & BALUSTRADE — DOUBLE STOREY ONLY

- MDF stairs (risers and stringer) with carpet of your choice from the builder's standard range
- 42mm × 42mm timber balustrade, painted
- 65mm × 45mm timber handrail, painted

BATHROOM & ENSUITE

- Vanity with 20mm stone (as per plan)
- Chrome mixers to vanities and showers from the builder's standard range
- Semi-framed shower screens
- Hand shower from the builder's standard range
- Tiled shower base
- Toilet suites with cistern from builder's range
- Towel rail to ensuite and bathroom from builder's standard range
- White bath from the builder's standard range
- Mirror above vanities

LAUNDRY

- 45L stainless steel trough from builder's range
- Chrome mixer from builder's range

HOT WATER & TANKS

SOLAR HOT WATER

- Chromagen solar hot water system
- If recycled water is available from the estate, only instantaneous hot water system will be supplied in lieu of solar

RAINWATER TANK

- If a rainwater tank is required, no solar hot water or recycle water will be provided

INSULATION

- R3.5 batts for ceiling (subject to 6-star energy rating)
- R2.0 for walls (excluding garage)
- Sarking installed to external side of frame with joints lapped and taped

FLOOR COVERINGS

- Wet areas — 450 × 450mm tiles selected from builder's range
- Carpet and underlay to bedrooms and study — selected from builder's range
- Flooring joints — metal chrome floor joint where unlike floor coverings merge
- Kitchen, living, meals and passage — timber laminate flooring

HEATING & COOLING

- Builder's range reverse cycle air conditioning units to all bedrooms and living areas (as per plan)

ELECTRICAL

- Light points with batten holders and bulbs as per plan
- LED downlights (up to 25 lights)
- 1 telephone points per bed
- 1 TV points per bed
- 1 external flood lights
- Exhaust fans to bathrooms
- Smoke detectors as per plan, hard wired

INTERNAL WALLS & CEILING LININGS

- 10mm plasterboard
- 10mm W.R. board to wet areas
- 75mm cornice throughout

PAINTING

- 3 coats semi gloss paint to internal doors and timber
- 3 coats paint in semi gloss to all external doors
- 3 coats paint in white to eave lining
- 3 coats paint to internal walls

WALL TILING

- Bathroom / ensuite — 450 × 450mm tiles from builder's range, 300mm above vanities and 2,100mm height to showers
- Laundry — 450 × 450mm tiles from builder's range, 300mm above trough

TURNKEY ITEMS

INCLUDED AS STANDARD

- | | | |
|--|---|--|
| — Split system air-con units to all bedrooms | — Timber laminate flooring to entry, living and kitchen areas | — LED lights throughout the house |
| — 2,700mm high ceilings throughout | — Tiles to wet areas; carpets to bedrooms | — Sectional panel lift garage door with 2 remote controls |
| — 20mm stone edging to stove and kitchen island benchtop | — Flyscreens on all openable windows | — Fixed site costs up to P-class* (excluding rock removal & retaining walls) |
| — Electric 600mm kitchen appliances & 600mm dishwasher | — Coloured concrete to driveway and path | |
| — Study bench to all bedrooms (as per plan) | — Landscaping, fencing, clothesline and letterbox | |

*Conditions apply, 7-year structural guarantee, 7-Star Energy Rating applies to all standard designs with no modifications. Fixed site costs do not include rock or retaining walls and are subject to engineering. The list of items mentioned herein form part of the items included in the base house price of all Enable Group home designs. Any items selected by the customer that are not included in this list will result in additional costs to the contract price. All items are subject to manufacturer's / supplier's availability. Enable Group reserves the right to replace or substitute any of the listed items with items of equal or greater value.

SINGLE-STOREY FACADE SERIES

The Vangel Collection

Four character options for the Vangel single-storey home.

A wide, sheltered porch and a generous double garage give the Vangel its quiet confidence on the street — a single-storey home that feels both approachable and considered. Four character options below let you tune the personality of the home to its setting: a softly textured stone reading, a sharp modern contrast, a clean all-white statement, or a warm sun-dipped palette. Same architecture, four very different first impressions — choose the one that fits the block, the buyer or the tenant you have in mind.



Vangel — Travertine

STONE · SOFT · APPROACHABLE

A creamy travertine-inspired render pairs with a warm timber garage and entry door, brushed silver sconces and a charcoal tiled roof. Reads as polished but unfussy — a palette that ages gracefully and suits almost any street.



Vangel — Modern

SHARP · CONFIDENT · ARCHITECTURAL

Warm taupe render walls meet a deep charcoal entry, charcoal flush-panel garage and matte black openings. A confident, design-led pairing that lifts kerb appeal and signals a well-considered build to the street.



Vangel — Blanc

CRISP · COASTAL · STATEMENT

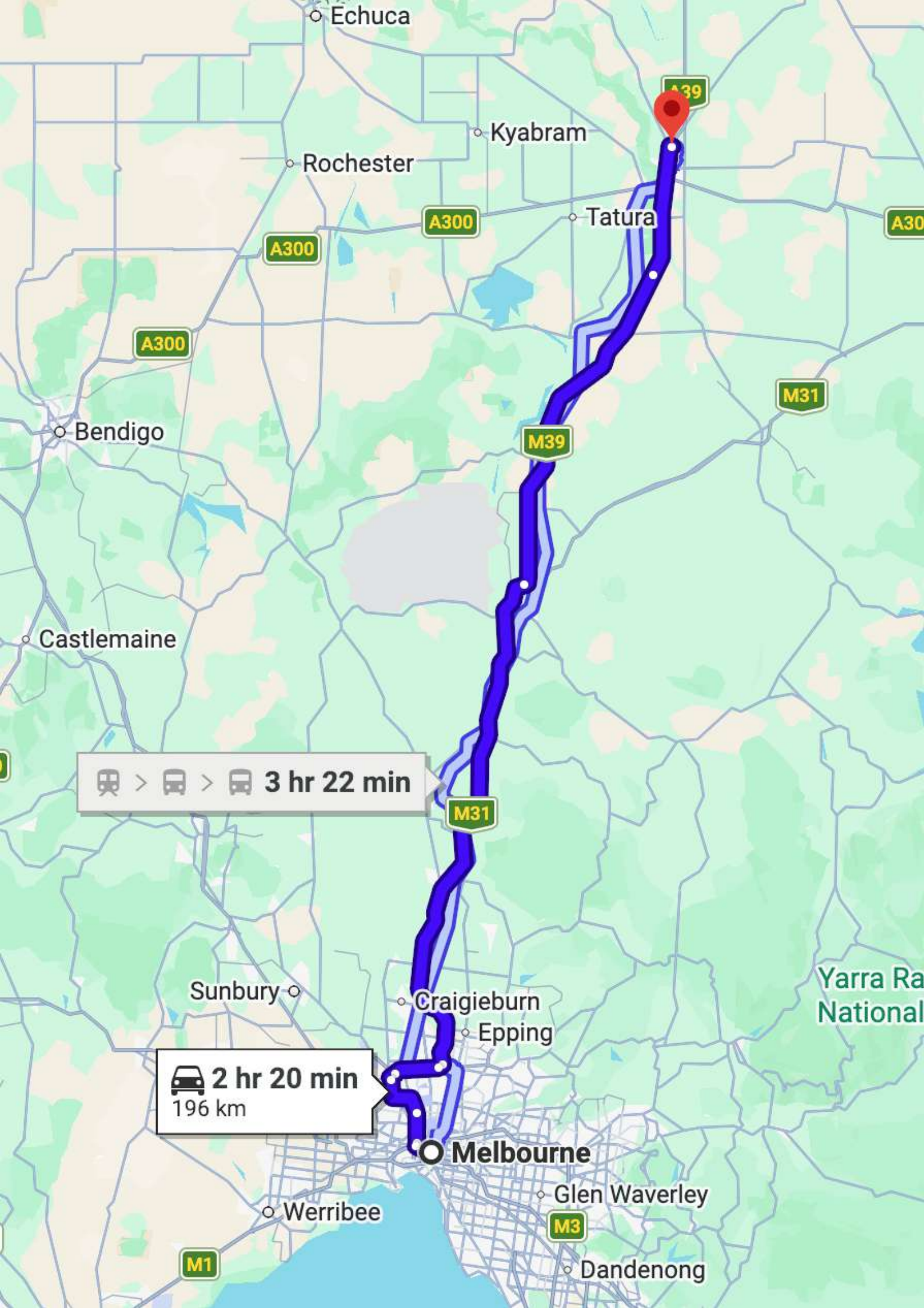
Render walls in luminous white framed by a matte black roof, garage, front door and window frames. A clean, gallery-like presence on the street — instantly photogenic and unmistakably premium.



Vangel — Autumn

SANDSTONE · SUN-DIPPED · MEDITERRANEAN

Soft sandstone walls warm into a deeper caramel entry, set against a rich brown roof, timber door and bronze sconces. An inviting, sun-dipped reading that brings instant character to leafier streets.



🚆 > 🚌 > 🚗 3 hr 22 min

🚗 2 hr 20 min
196 km

SHEPPARTON SUBURB PROFILE

SHEPPARTON HOSPITAL



SHEPPARTON MARKETPLACE



WOOLWORTHS SHEPPARTON



BUNNINGS SHEPPARTON



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.

KEY STATISTICS



70,000

The approximate population of Shepparton. Which is only expected to increase with time.



1,000+

Workers at Shepparton Hospital with a need for nearby housing.



Nature Access

Close by to rivers and nearby national parks.



0.8%

Is the current vacancy rate due to high demand.



\$1.3 Billion

funds allocated to the Railway Line Upgrade & more.



10%

Average Annual growth for houses

SHEPPARTON NORTH VIC 3630



EXECUTIVE SUMMARY

Shepparton North (postcode 3631) is a rapidly growing semi-rural suburb located in the northern fringe of Shepparton, Victoria, approximately 181 kilometers north-northeast of Melbourne. The locality is experiencing exceptional population growth and significant infrastructure development, positioning it as a key growth corridor within the Greater Shepparton region.

This location report provides comprehensive analysis of demographic trends, economic indicators, infrastructure development, property market dynamics, and future growth prospects for Shepparton North VIC 3630.

PROPERTY MARKET ANALYSIS

SHEPPARTON NORTH MARKET METRICS (2025)

Property Metric	Value/Detail
Median House Price	\$627,500 - \$632,000
Annual Capital Growth (12 months)	1.62% - 2.35%
Sales Volume (12 months)	34-36 houses
Days on Market	35 days (faster than Shepparton)
Median Weekly Rent	\$600 per week
Gross Rental Yield	4.30% - 5.0%
Vacancy Land Median (Oct-Dec)	\$300,000 (up 106.9% annually)

COMPARATIVE ANALYSIS – SHEPPARTON (3630)

Metric	Value
Median House Price (Q3 2025)	\$470,000 - \$530,000
Annual Growth	10.4% (Q3 2024-2025)
Median Unit Price	\$387,500 - \$395,000
Rental Yield (Houses)	4.3% - 5.2%
Vacancy Rate (September 2025)	1.0% (tight market)



MARKET CHARACTERISTICS

- Stock on Market: Low at 0.22% (opportune for sellers, limited supply)
- Inventory Level: Tight at 1.09 months
- Affordability Index: 28 years (favorable, below 30-year threshold)
- Building Approvals Ratio: 6.37% (high – potential future oversupply risk)
- IRSAD Score: 1,038 (above acceptable benchmark of 927)
- Renter to Owner Ratio: 20% (balanced market)
- Units to Houses Ratio: 1% (predominantly house market)

INVESTMENT CONSIDERATIONS

Growth Drivers

- Exceptional Population Growth: 98.3% growth 2016–2021, among highest in regional Victoria
- Infrastructure Investment: Significant public and private investment in roads, drainage, and community facilities
- Affordable Entry Point: Median house prices \$160,000–\$170,000 below Melbourne metro
- Strong Employment Base: Diverse economy with healthcare, agriculture, and manufacturing
- Regional Migration: Continued trend of tree-change and lifestyle seekers
- Interest Rate Environment: February 2025 RBA rate cut (4.35% to 4.1%) improving affordability

Risk Factors

- Building Approvals: High ratio (6.37%) may indicate future oversupply
- Limited Sales Data: Only 34–36 house sales annually (smaller sample size)
- Economic Dependence: Regional economy tied to agriculture and commodity prices
- Distance from Melbourne: 181km limits daily commuting options

Opportunities

- Strong Rental Market: Yields of 4.3%–5.0%, vacancy rate only 1.0%
- Family Market: Growing young families seeking affordable housing
- Land Banking: Development sites in growth corridors
- Commercial Development: SNAC structure plan unlocking retail/commercial opportunities
- Infrastructure Beneficiary: Property values supported by public investment



CONCLUSION

Shepparton North VIC 3631 represents a rapidly transforming locality within the Greater Shepparton region. With exceptional population growth of 98.3% between 2016–2021, significant infrastructure investment, and strategic planning frameworks in place, the area is positioned for continued expansion.

The suburb appeals primarily to young families seeking affordable housing in a semi-rural setting with good access to regional employment, education, and health services. The median house price of approximately \$630,000 offers a substantial discount compared to metropolitan Melbourne while providing attractive rental yields of 4.3%–5.0%.

Key strengths include strong demographic fundamentals, tight rental market conditions (1.0% vacancy), substantial homeownership rates (77.6%), and comprehensive strategic planning through the Shepparton North Activity Centre Structure Plan and broader regional growth plans.

Potential investors and residents should be mindful of the high building approvals ratio and relatively limited transaction volumes. However, the substantial public infrastructure investment, diverse regional economy, and established growth trajectory suggest Shepparton North is well-positioned to continue attracting population growth and delivering moderate capital appreciation alongside solid rental returns.

For families, lifestyle seekers, and investors prioritizing regional growth markets with strong rental fundamentals, Shepparton North offers a compelling proposition supported by sound demographic trends and strategic planning frameworks.