





Lot 502

The Outlook Estate, Mooroopna, VIC

Main House – 159.58 m²

Granny Flat – 59.53m²

4  2  2 

2  1 

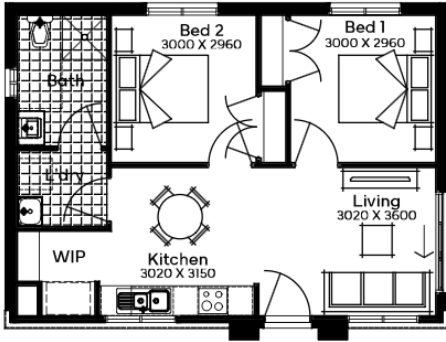


Total Package Price:	\$799,990
Total Land Price:	\$255,000
Total House Price:	\$544,990
Total Land Area:	622m ²

Forecasted Rent Main House:	\$550 p.w.
Forecasted Rent Granny Flat:	\$420 p.w.
Total Forecasted Rental:	\$970 p.w.
Forecasted Yield:	6.3%

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Floorplan

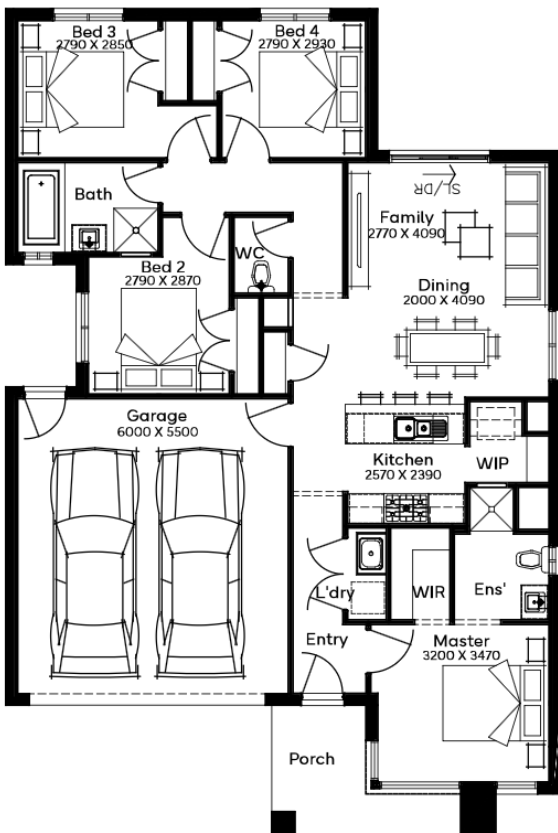


Main House

Custom designed home consisting of 4 bedrooms, 2 bathrooms and a double car garage.

Granny Flat

Custom designed home consisting of 2 bedrooms and 1 bathroom. Private gated entry via concrete path with a fully fenced & landscaped yard.



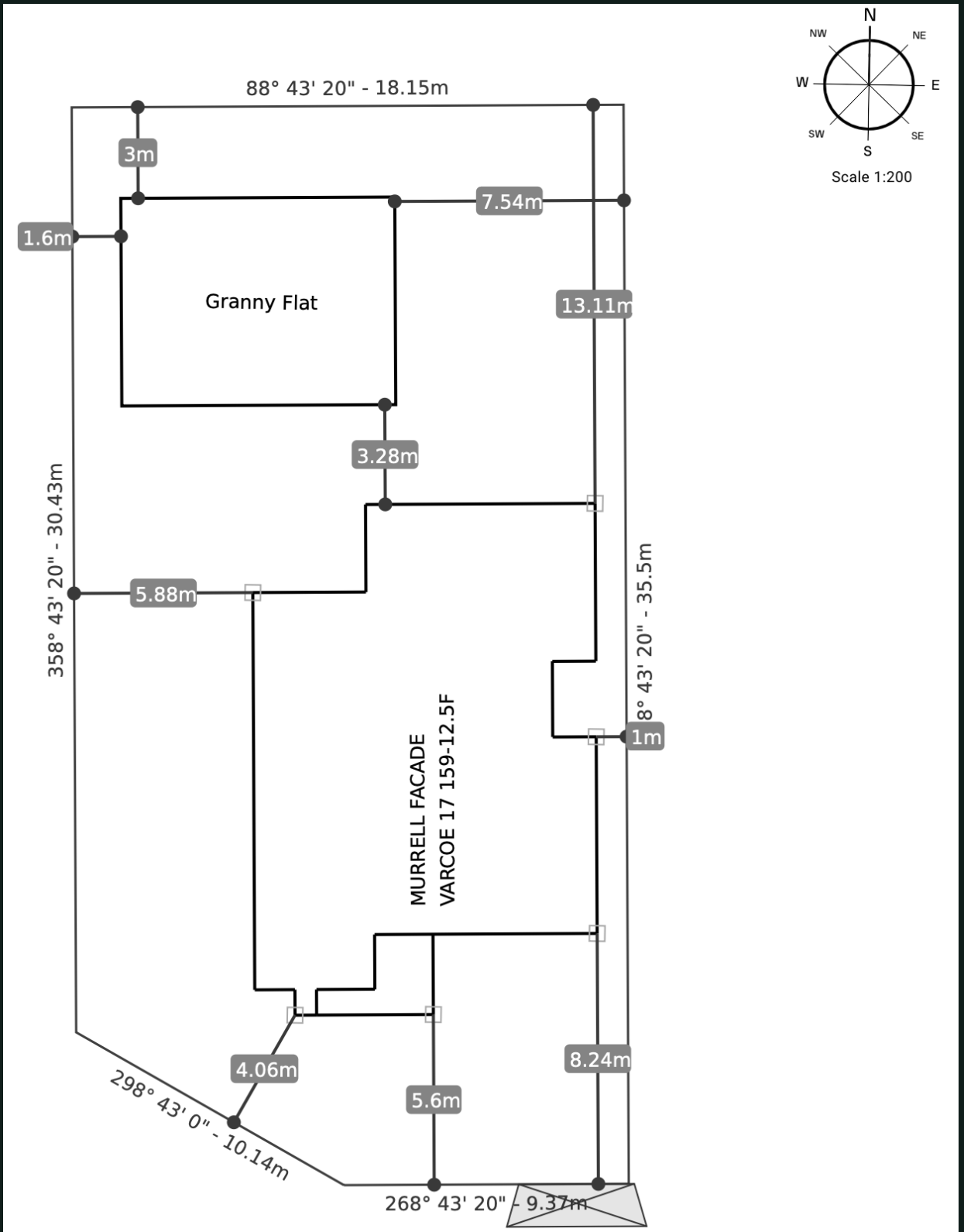
Highlighted Inclusions*

- 2590mm ceiling height
- 20mm Caesarstone benchtop to kitchen, bathroom & ensuite
- 900mm stainless steel upright cooker & 900mm rangehood
- Coloured through concrete driveway driveway & granny flat path
- Flyscreens to all openable windows windows & sliding doors
- Concrete perimeter / path around around entire home
- Colorbond motorised sectional garage door with remote
- Roller blinds throughout
- Front & rear landscaping, letterbox letterbox & clothesline

*Main dwelling inclusions. All images are for illustrative purposes purposes only and should be used as a guide.

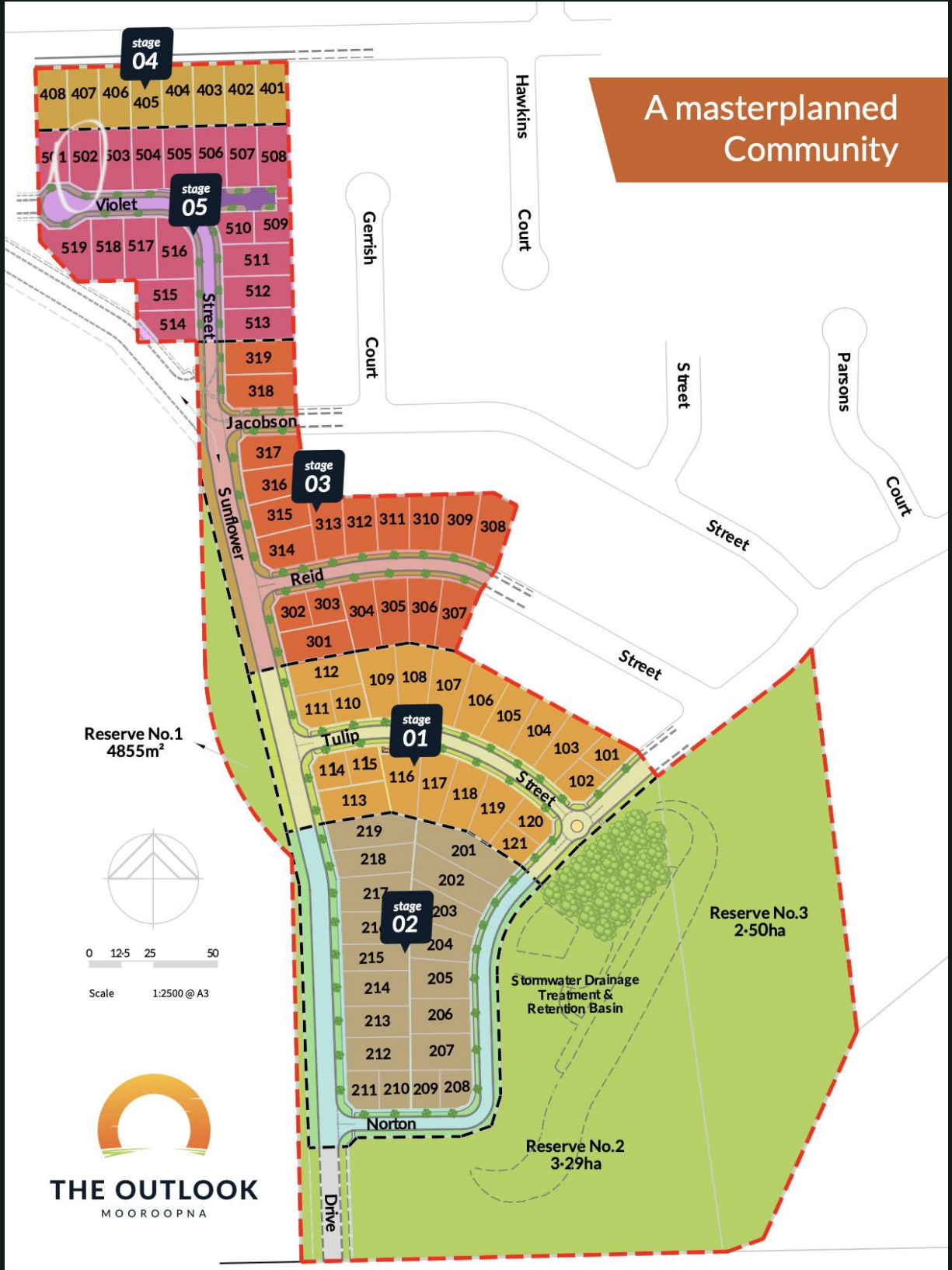
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Lot 502 Siting

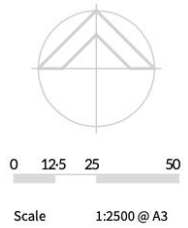


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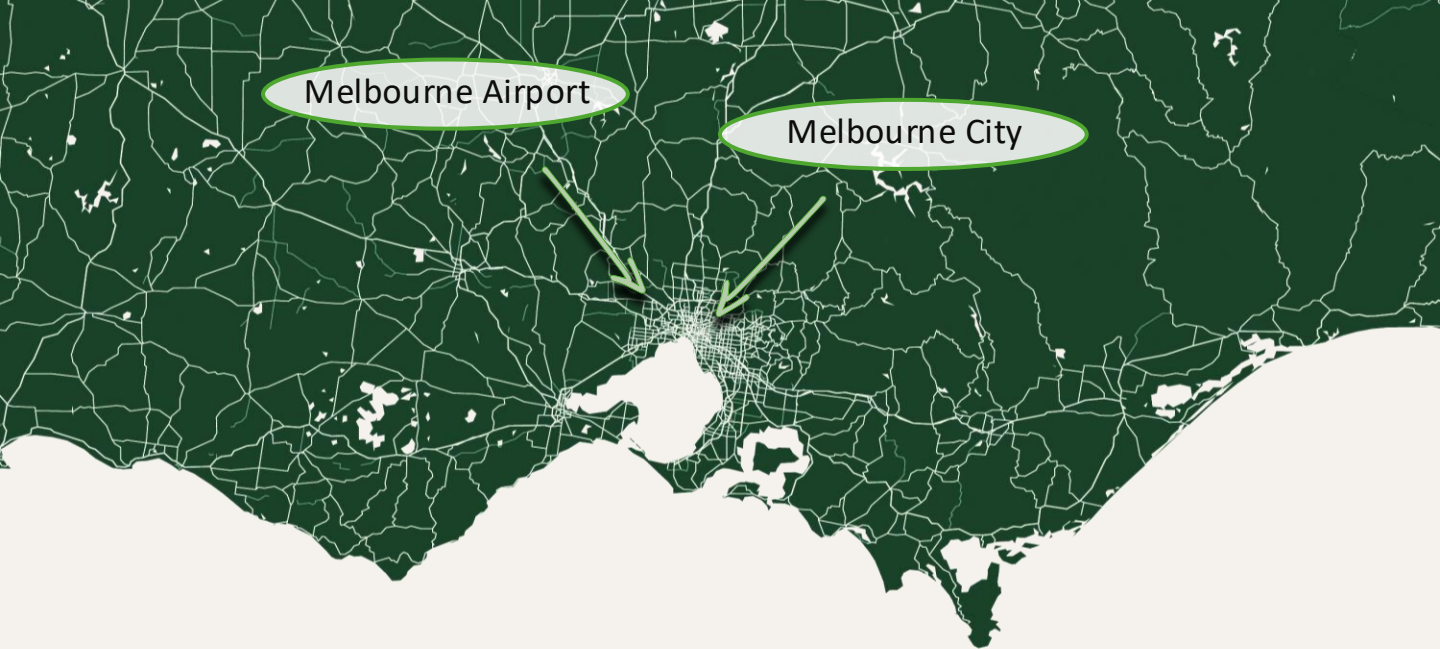
Master Plan



A masterplanned Community



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Location

- ✕ 6.8km – Shepparton
- ✕ 151km – Melbourne Airport
- ✕ 164km – Melbourne City
 - 2 hours 27 minutes by car

Employment by Industry*

- ✕ Labourers – 17.6%
- ✕ Professionals- 14.2%
- ✕ Technicians & Trade Workers – 13.8%
- ✕ Community & Personal Service Workers – 13.3%
- ✕ Sales Workers – 10.1%
- ✕ Clerical & Administrative Workers – 9.9%
- ✕ Managers – 9.7%
- ✕ Machinery Operators & Drivers – 8.9%

*Source: ABS Mooroopna 2021 Census.

Why Mooroopna?

Positioned in the heart of the Goulburn Valley, Mooroopna offers an appealing combination of regional affordability, connectivity and strong lifestyle appeal. Mooroopna is a well-established township that benefits from its close proximity to Shepparton while maintaining its own strong local identity and community feel.

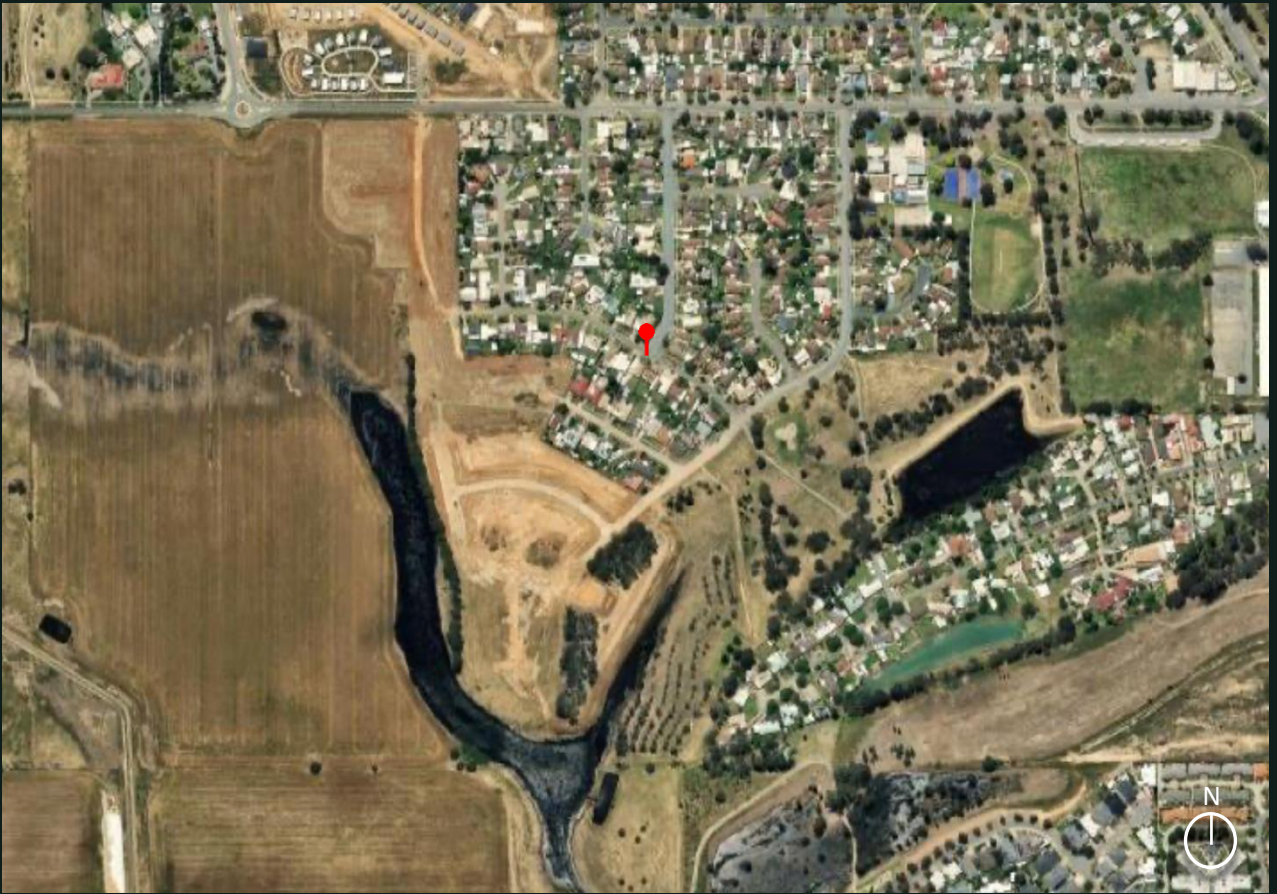
Mooroopna provides a relaxed regional lifestyle without sacrificing convenience. The township is located just minutes from Shepparton CBD, with easy access to local shopping, schools, health services and everyday essentials, as well as convenient connections via the Midland Highway and local public transport links.

Families are well catered for with access to a range of primary and secondary schooling options, childcare facilities, sporting clubs and recreational amenities, while the broader Greater Shepparton region also provides access to TAFE, tertiary education and major healthcare services.

Mooroopna also benefits from the strength of the wider Greater Shepparton economy, which is underpinned by agriculture, food processing, logistics, manufacturing and health services. This diverse economic base supports local employment and ongoing housing demand.

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Aerial View



The Outlook Estate is located in the growing township of Mooroopna in the Goulburn Valley, Victoria. Mooroopna sits just west of Shepparton and approximately 180km from Melbourne's CBD, with convenient access via the Midland Highway and the broader regional road network. The Greater Shepparton region continues to benefit from strong agricultural, manufacturing, transport and health-sector employment drivers, supporting ongoing demand for housing and infrastructure.

The Outlook Estate is located in the vicinity of the following amenities:

- Mooroopna Park Primary School – 0.5km
- Craigmuir Lake – 0.9km
- Mooroopna Golf Club – 1.2km
- Mooroopna Recreation Reserve / Sports Precinct – 1.5km
- Mooroopna Primary School – 2.0km
- Mooroopna Town Centre – 2.1km
- Woolworths Mooroopna – 2.2km
- Mooroopna Train Station – 2.3km
- Mooroopna Secondary College – 2.5km
- GV Health / Shepparton Hospital – 4.9km

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Location Map



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Estate Photos



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