



### 86 Grant Street Sebastopol VIC

4 2 2

Set on approx. 506m<sup>2</sup>, this quality two-year-old Abbott Builders home is ideally located close to schools, public transport and just minutes from the Delacombe Town Centre.

The floor plan is well-designed and offers an abundance of natural light throughout. Comprising large master with WIR and ensuite, a further three spacious bedrooms each with BIRs and complete with central bathroom. The rear of the home features generous open plan living, dining and kitchen including all your modern appliances. Completing the home is a spacious second living area and an oversized laundry with direct external access. For year-round comfort the home offers central gas heating to keep you warm in winter, and split system to keep you cool during the summer months. Externally you will find a very spacious and fully secure rear yard that is low

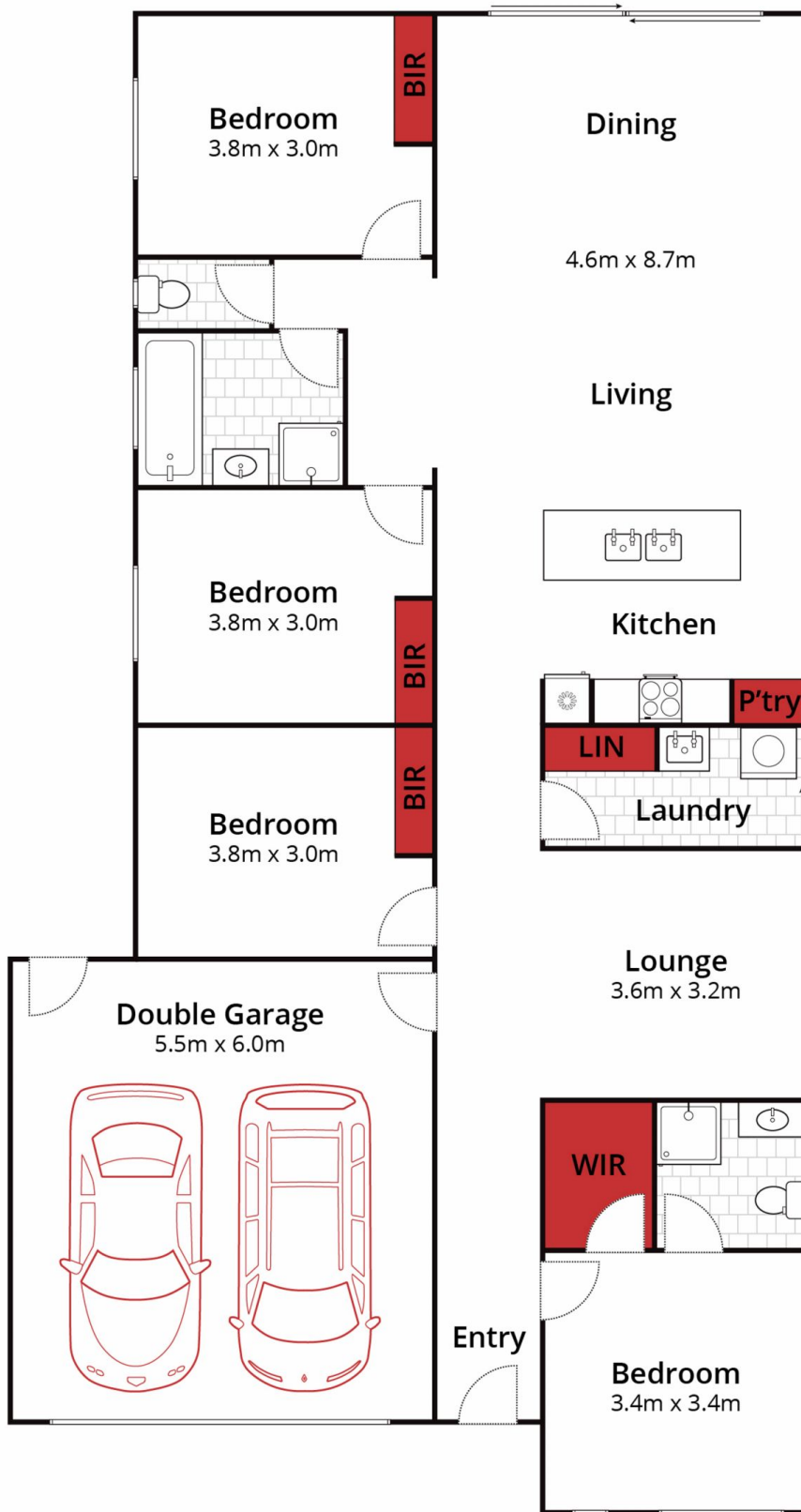
**Price** : \$ 515,000


**Land Size** : 506 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/6792521>



**Jo Thornton**  
03 53312233  
0409356478



Approx House Area 183m<sup>2</sup>  4  2  2

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**86 Grant Street, Sebastopol**

