



**2/42 Queen Street Sebastopol VIC**

2 1 1

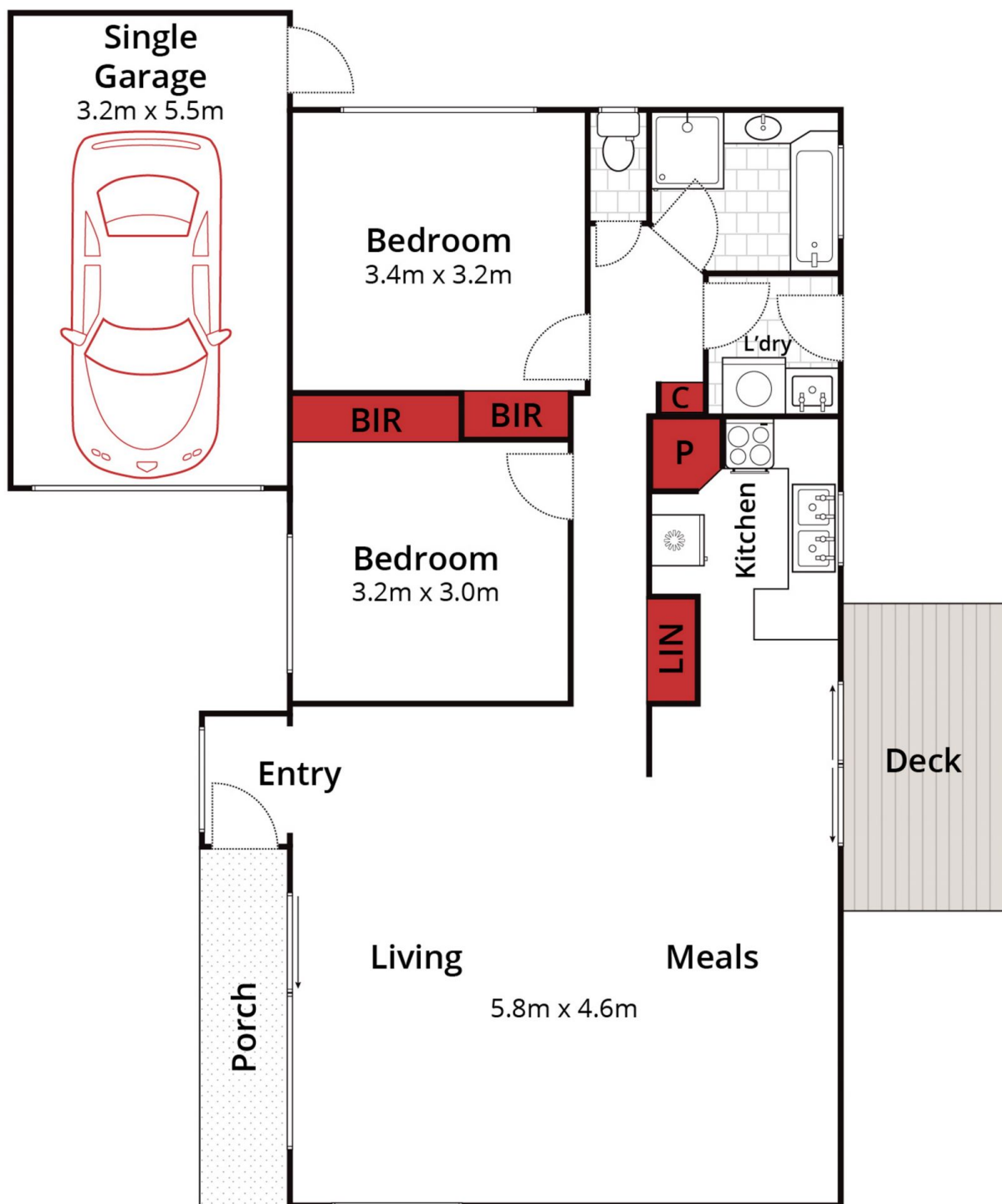
Situated in a popular pocket of Sebastopol is this well-presented unit offering comfortable living. Located in a small complex, the property offers two good sized bedrooms with built in robes, bathroom with bath and shower and separate toilet. You will welcome a spacious living area with split system and an open dining/kitchen with new stove. Externally you will enjoy a decked area to sit and relax with a secure lock up garage and a fenced rear yard. Within walking distance to sporting facilities, schooling, shopping, medical facilities, public transport and just minutes from the Ballarat CBD. This would make an ideal investment or first home and will not last long so be quick to book your inspection with the exclusive listing agent Tash Guinea 0439 831 058.

**Price** : \$ 330,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/unit/6827343>



**Tash Guinea**  
03 53312233  
0439 831 058



Approx House Area 104m<sup>2</sup>  
Approx Land Area 242m<sup>2</sup>



Whilst [bwm.com.au](http://bwm.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.

**2/42 Queen Street, Sebastopol**

**BALLARAT**  
REAL ESTATE