



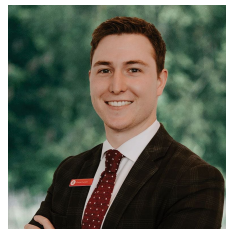
#### 4 Miller Street Sebastopol VIC

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Situated in one of the fastest growing areas of Ballarat is this great opportunity with huge potential for future development. Set on a generous 892m<sup>2</sup> approx. allotment, positioned just minutes from Sebastopol's main shopping precinct, medical centre and St Georges Reserve. The semi renovated main residence boasts two good sized bedrooms, a large combined kitchen and living space, central heating and a large main bathroom. The property also has expired plans with permits for a further two townhouses, both being three bedrooms with two bathrooms and 2 car spaces. This provides the unique opportunity to secure a home and large parcel of land with a range of options. A must to inspect.

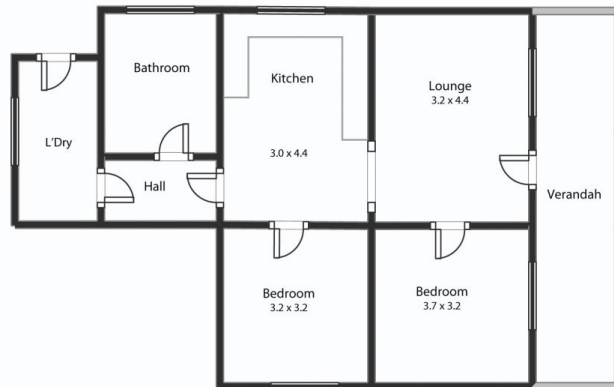
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**Price** : \$ 375,000  
**Land Size** : 892 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/6964201>



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## 4 Miller St Sebastapol



This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2022 for Ballarat Real Estate.



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