

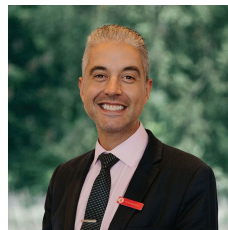


**16 Rowlands Street Sebastopol VIC**

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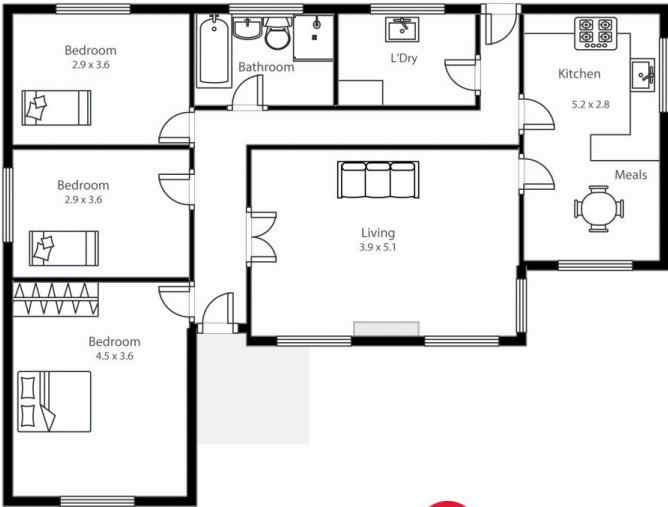
Positioned in the quiet and popular old Alfredton is this three-bedroom brick home on an allotment of around 917m2. This location is desirable for its proximity to shopping, walking distance to schools, parks and conveniences. Inside you will find three well sized bedrooms with built in robes. The kitchen is spacious with plenty of bench room and opens up to the dining area, which is separate to the large living room. The home also has a family bathroom as well as a full laundry. Outside is a large rear yard, perfect for the kids to play and the dog to explore, while for parking there is a double carport and lock up garage with toilet. With such a large land holding in this prime location, this property certainly suits future developments, renovations or extensions (STCA). Make your enquiries now, the exclusive listing agent Jay Kalogerakis looks forward to ...

**Price** : \$ 490,000  
**Land Size** : 917 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/7472000>



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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.