



**1 Birdwood Avenue Sebastopol VIC**

3 1 2

This sound weatherboard home is positioned ideally in the heart of Sebastopol close to shopping, cafes, schools and public transport. This is a highly convenient location allowing the lucky purchaser to walk to all the local amenities. This home could even have commercial potential (STCA). The home consists of three bedrooms, large front lounge, kitchen and dining room. Other features inside include bathroom, laundry and gas heating. Outside you have a spacious yard for kids and pets to play as well as a single lock up garage and single carport. this is a great value property that will suit investors, first home buyers and renovators. The exclusive listing agent Dominic Morrison looks forward to meeting you at another busy Ballarat Real Estate open home.

**Price** : \$ 320,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/7584157>

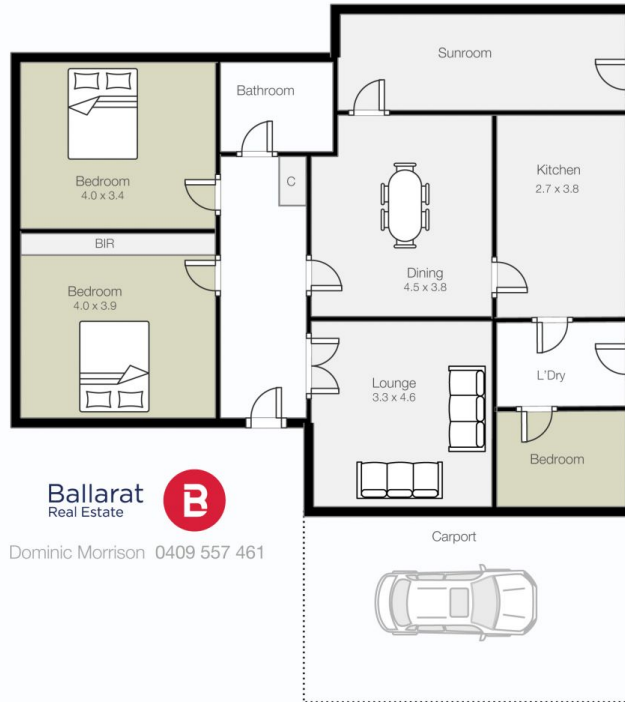


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1 Birdwood Ave **Sebastapol**



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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.