



2/35 Albion Street Sebastopol VIC

2 1 1

Positioned on a quiet street of Sebastopol is this low maintenance open plan brick unit presenting a great opportunity for the right buyer. Located near shopping, parks, schools and food outlets, all the essentials are within reach.

Freshly painted with a new kitchen and floor coverings, this home has two bedrooms with built in robes as well as large windows for natural lighting. The open plan kitchen and living area are immaculately presented. A laundry alcove comes off the bathroom and separate toilet. The home is serviced by a gas heater providing warmth in the winter months and there is a single parking space for the occupier.

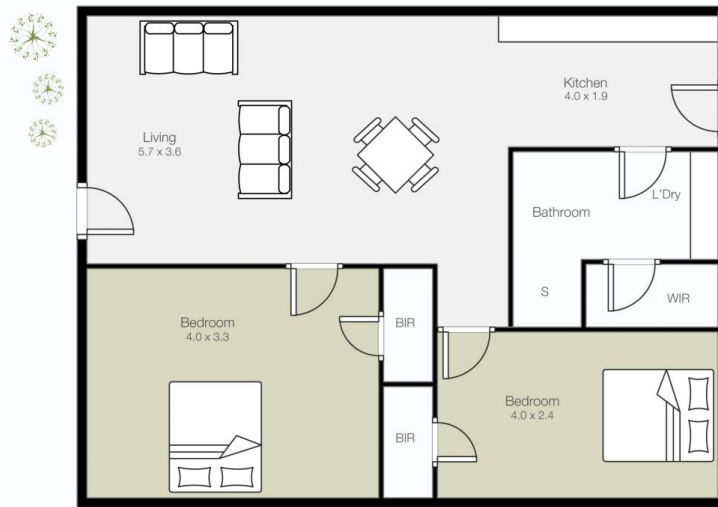
This is a great opportunity so be sure to call the exclusive

Price : \$ 237,000
Land Size : 97 sqm
View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/unit/7591333>



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Unit 2 35 Albion St **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.