

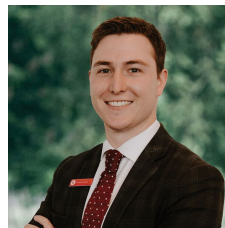


### 95A Beverin Street Sebastopol VIC

2 1 2

Situated in the thriving suburb of Sebastopol, this property offers a unique opportunity for a variety of buyers. Whether you're a first-time homebuyer, looking to downsize, seeking a sound investment, or considering subdivision potential (STCA), this property is an excellent choice. Set on a generous 561m<sup>2</sup> approx. block, the home features two spacious, carpeted bedrooms and a separate living room with polished timber flooring. The heart of the home is a well-proportioned, functional kitchen, equipped with induction cooking and an island bench, seamlessly flowing into an expansive undercover decked alfresco area. This outdoor space is perfect for entertaining, hosting large gatherings, or simply enjoying the privacy of your backyard. wide frontage and includes a main bathroom located at the rear, along with a conveniently appointed separate laundry. Additio ...

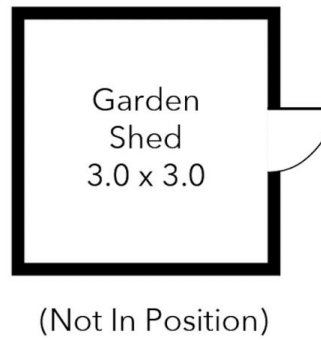
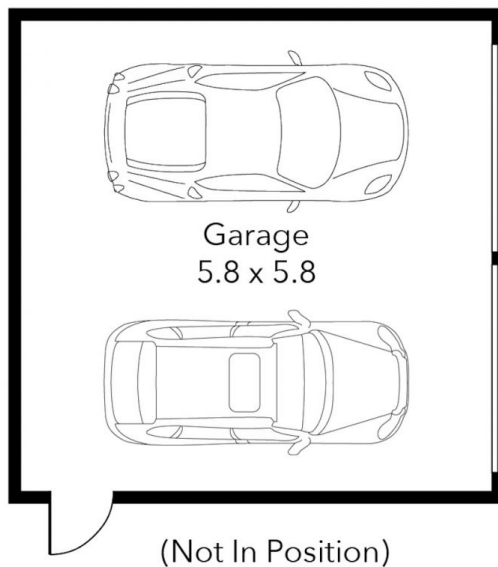
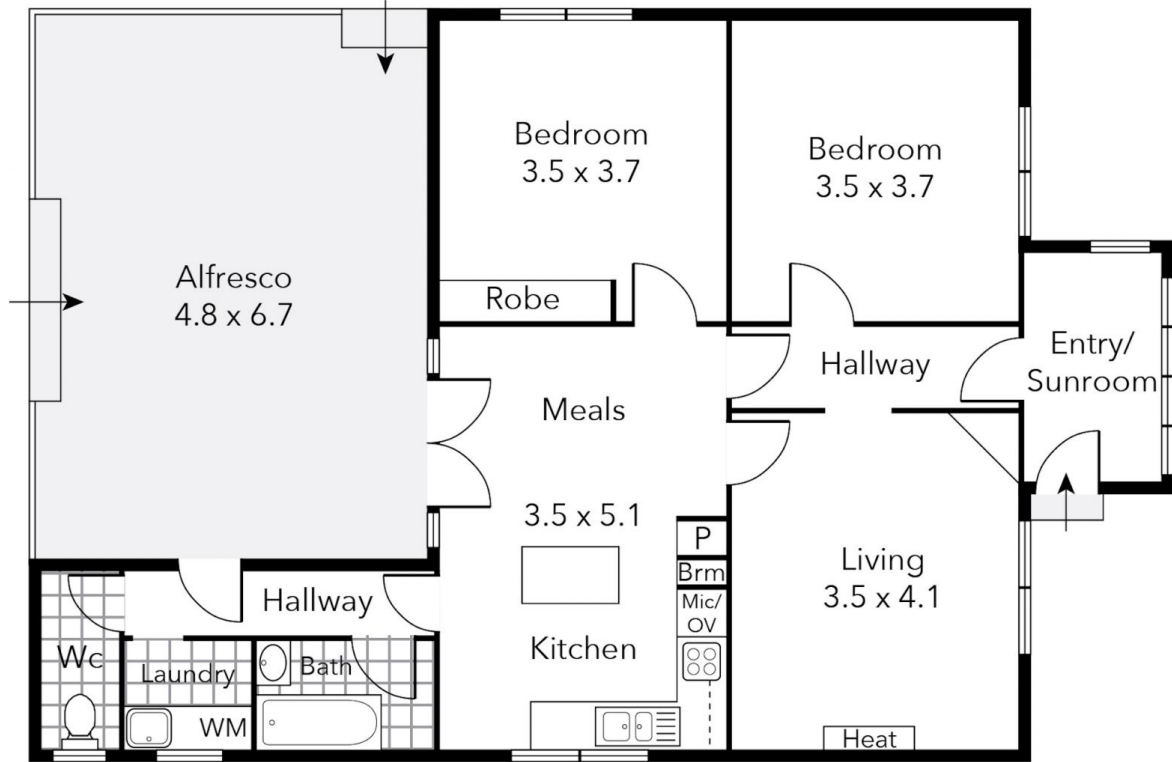
**Price** : \$ 345,000  
**Land Size** : 561 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/8125720>



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Approx House Area 84m<sup>2</sup>  
 Approx Land Area 560m<sup>2</sup>

