

### 133A Yarrowee Street Sebastopol VIC

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Located in a quiet and friendly neighborhood, this well-maintained home offers comfort and convenience-perfect for first-time buyers, families, or investors. With a functional layout, the property features three bedrooms, one bathroom, and an open-plan living and dining area, ideal for family time or entertaining.

The modern kitchen includes quality appliances, plenty of storage, and a breakfast bar, making it a pleasure to cook in. All bedrooms are generously sized with built-in wardrobes for ample storage.

Outside, the low-maintenance backyard is perfect for relaxing, while the covered patio provides a great space for outdoor meals or BBQs.

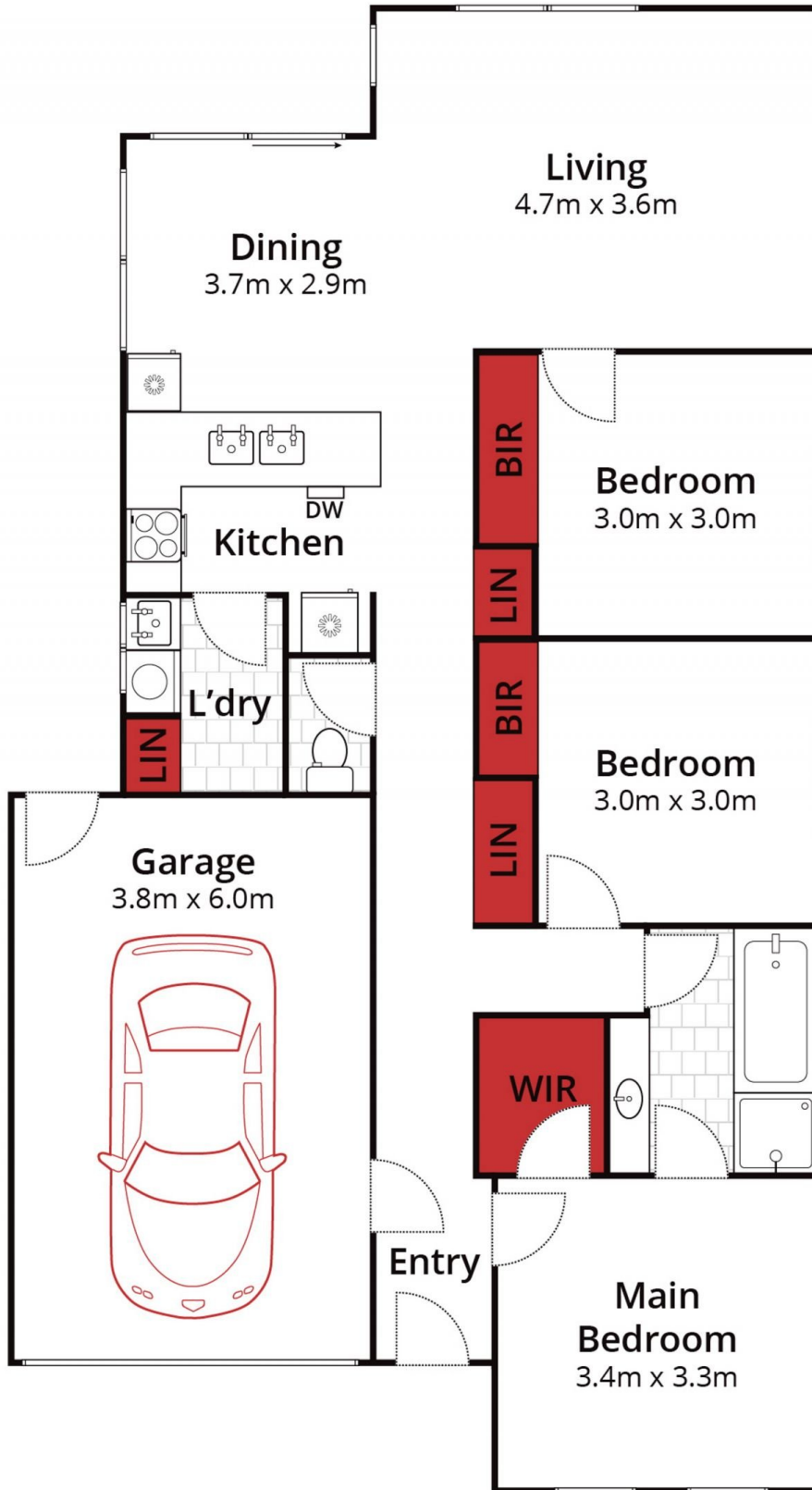
**Price** : \$395,000 - \$420,000

**Land Size** : 275 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/unit/8130885>

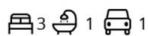


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Approx House Area 116m<sup>2</sup>

Approx Land Area 275m<sup>2</sup>



Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**133A Yarrawee Street, Sebastopol**

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