



### 134 Grant Street Sebastopol VIC

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Located just around the corner from shops, schools and parks on 417m2 approx allotment this home offers an abundance of opportunities based on its prime location. Surrounded by local schools, parks and amenities there's ample space for the family to flourish both inside and outside the home. This property is perfect for first home buyers or small families wishing to start their property journey with a low maintenance front and back yard which comes with a 1 car carport. Upon entry you are welcomed with a great floor plan that takes you into the well kept updated kitchen and living areas. To view this property today call Blaise Newnham 0423 175 643 today or Josh Horvat 0478 804 929.

**Price** : \$395,000  
**Land Size** : 417 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/8151607>



**Blaise Newnham**  
5331 2233  
0423175643



**Josh Horvat**  
5331 2233  
0478 804 929

TH1010



**DISCLAIMER**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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