



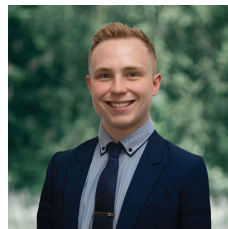
### 49 Rowlands Street Sebastopol VIC

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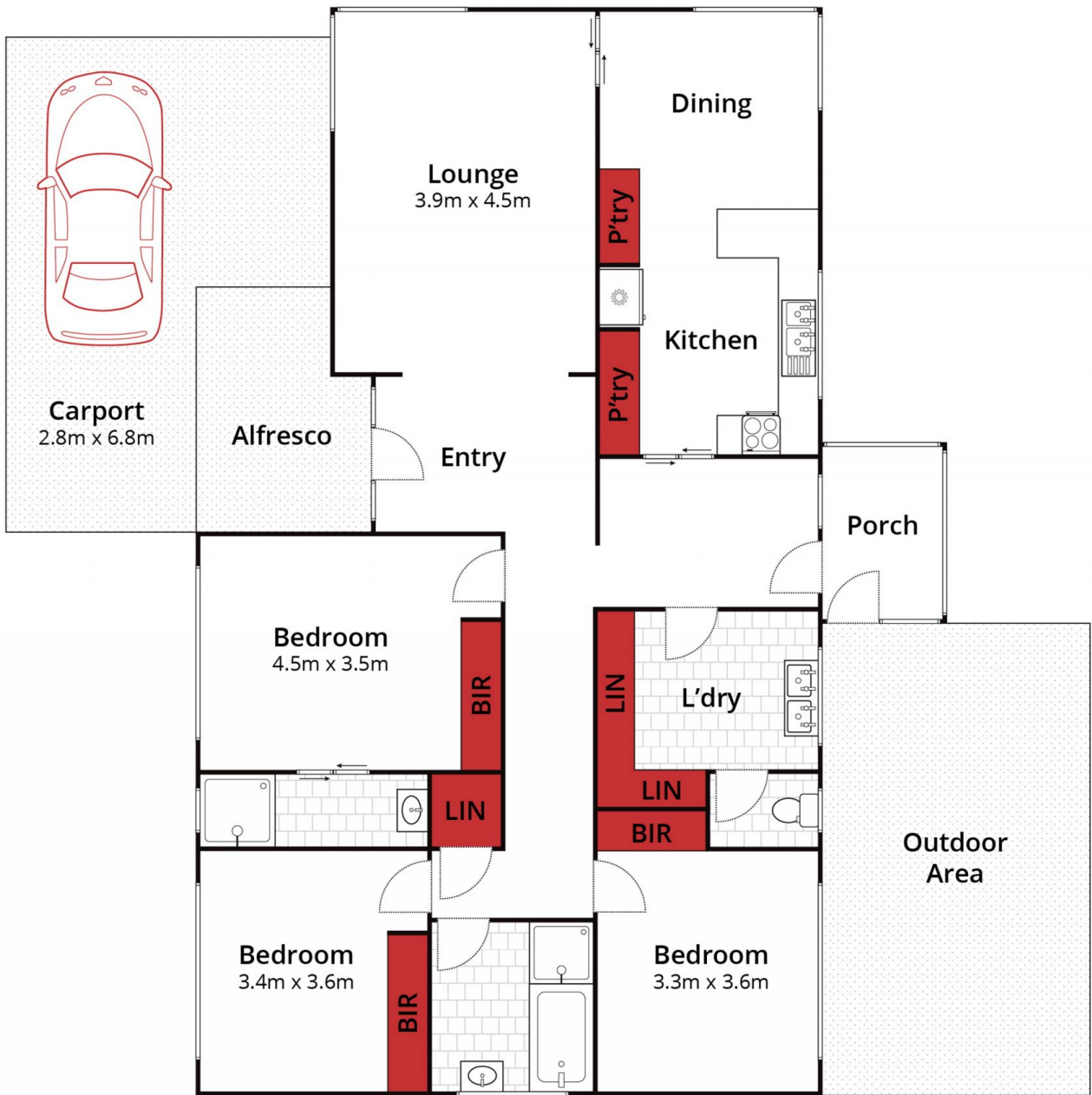
Positioned just minutes from Victory Park, the Ballarat CBD, schools and shops sits this solid brick home. The home is comprised of three good sized bedrooms all with built in robes and the master an ensuite. The living space enjoys plenty of natural light and is serviced by gas heating. The open plan kitchen and dining space has been freshened up, contains plenty of room for storage and has a split system for year round comfort. Externally, there is a fantastic undercover entertaining area that leads directly to a good-sized backyard which is surrounded by stunning established trees making this a great space for kids. There's plenty of space for parking with a carport and lock up garage/bungalow. This one will surely be popular, contact Lachlan Sylvia for more information today.

**Price** : \$ 433,500

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/6793389>



**Lachlan Sylvia**  
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Approx House Area 134m<sup>2</sup>  
 Approx Land Area 560m<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.

## 49 Rowlands Street, Sebastopol

