



### 13 Whidburn Place Sebastopol VIC

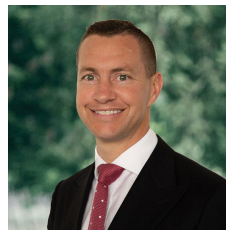
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Set in a quiet Sebastopol court amongst modern homes and a short drive into Sebastopol Shopping, or the Delacombe Town Centre. This modern home is well maintained and would make an ideal home or investment property. Low maintenance living with this modern home promising a comfortable and simple life. This home includes four bedrooms, master with walk in robe and ensuite bathroom and the further three bedrooms with built-in robes and are serviced by the modern family bathroom. The open kitchen/meals/living area is the heart of the home - a central space for the family to enjoy. The kitchen boasts stainless steel appliances and plenty of bench space to work with. Other features include gas central heating, split system for year-round comfort, double lock up garage and a low maintenance yard. Only a short drive to Phoenix College, Sebastopol Convenience Shopp

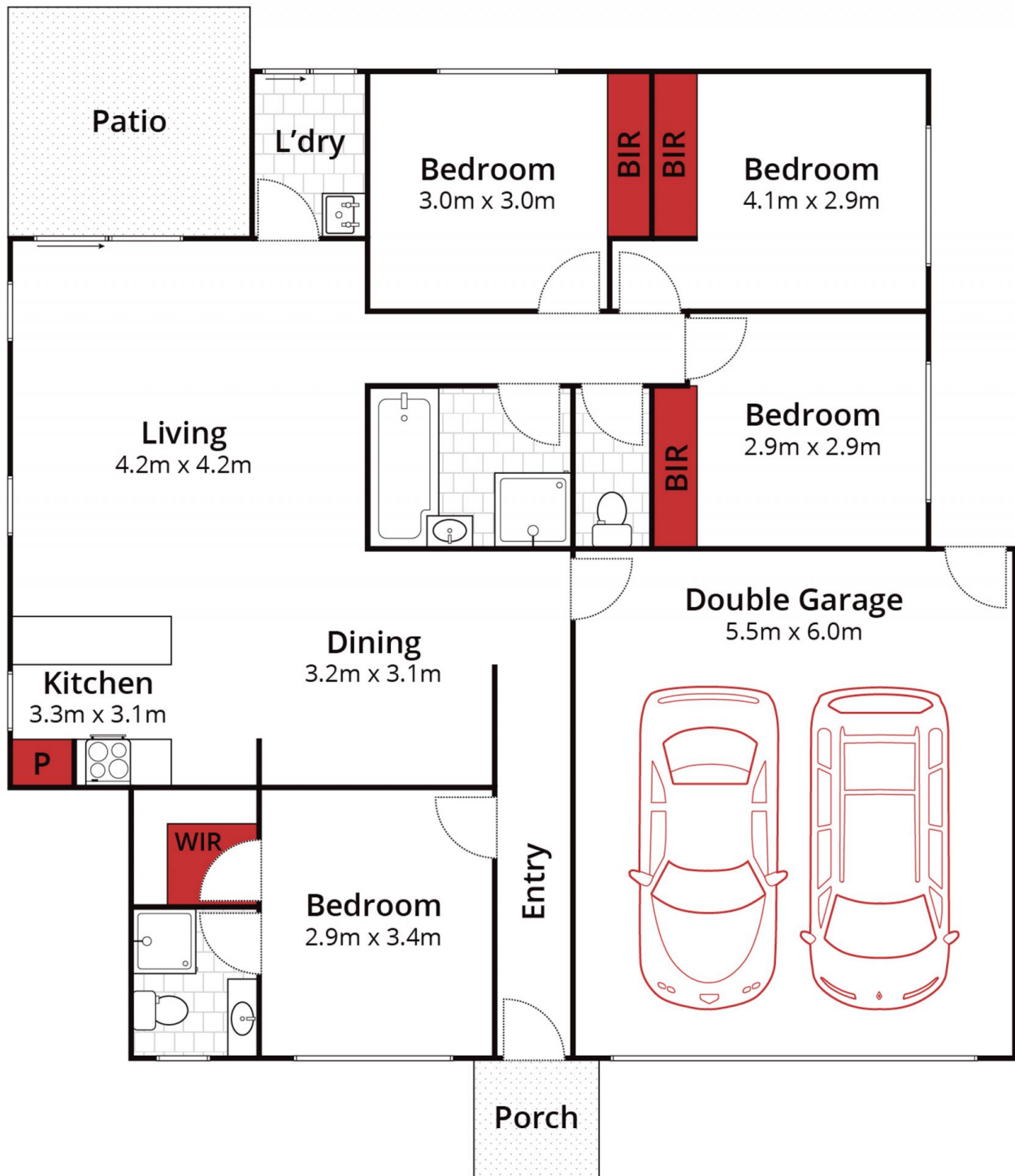
**Price** : \$500,000 - \$530,000

**Land Size** : 449 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/7044564>



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Approx House Area 141m<sup>2</sup>  
 Approx Land Area 449m<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.

**13 Whidburn Place, Sebastopol**

