



**56 Birdwood Avenue Sebastopol VIC**

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Located in the rapidly growing suburb of Sebastopol, close supermarkets, shops and within walking distance to restaurants is this rare buying opportunity. The property offers an attractive weatherboard home with a huge block ready to be subdivided (STCA). The home features two spacious bedrooms, comfortable family living with gas heating and a separate bathroom with shower and bath. The functional kitchen includes gas cooking and good cupboard space. The home also offers a split system air/con in the living room for year-round comfort. Outside is a double lock up garage with a fully fenced, secure rear yard. With vacant possession available this would be ideal for a first home buyer, anyone looking to downsize or make a great addition to any investment portfolio.

**Price** : \$ 385,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/7178569>

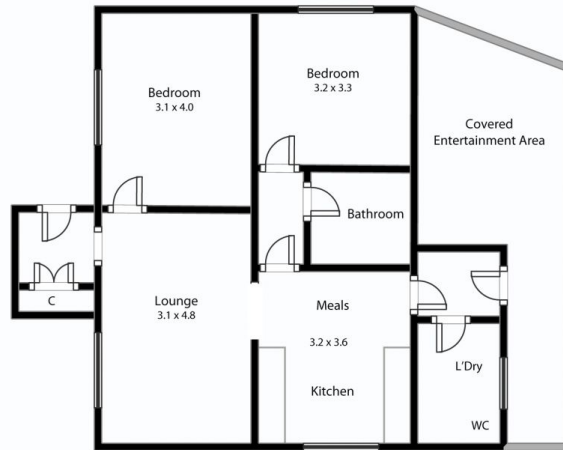


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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2022 for Ballarat Real Estate.



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