



**104 Birdwood Avenue Sebastopol VIC**

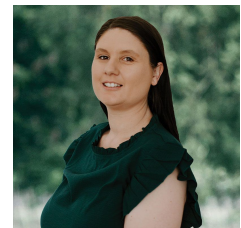
4 2 2

Set on a spacious allotment of 600m<sup>2</sup> (approx.) in sought after Sebastopol is this large four bedroom family home. Features of the home include an ensuite and walk in robe to the master bedroom, built in robes to the remaining three, an expansive and open plan kitchen, meals and living area, two extra, separate living spaces and a spacious family bathroom. Outside there is an undercover alfresco area, garden shed, cubby house and a double lock up garage with direct internal access. This home is ideally located in a family friendly area close to Delacombe Town Centre so be quick to inspect. It won't last long!

**Price** : \$ 540,000  
**Land Size** : 600 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/7552840>



**David Morrison**  
03 53312233  
0438 342 227



**Cody Duler**  
5331 2233

104 Birdwood Avenue **Sebastapol**



David Morrison 0438 342 227

This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.