



### 12 Hinkler Avenue Sebastopol VIC

3 1 6

Step inside to discover a fresh and inviting space with three bedrooms, updated paint and floor coverings. The modern touch of fresh paint and new flooring throughout the property adds to its overall appeal. Potential buyers or renters will be thrilled to know that they can move in without the hassle of immediate renovations. A standout feature of this property is its side access, providing valuable convenience for homeowners with recreational vehicles, boats, trailers, or anyone in need of additional parking or storage space. For renters, this feature enhances the property's value, offering practicality and flexibility to accommodate various lifestyle needs. The presence of a Colorbond shed further elevates the appeal of this property. The shed provides valuable extra storage space and can be utilized for various purposes, making it an ideal bonus for homeo ...

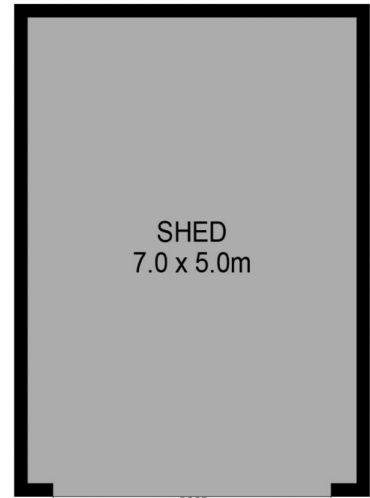
**Price** : \$ 420,000  
**Land Size** : 625 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/7668034>



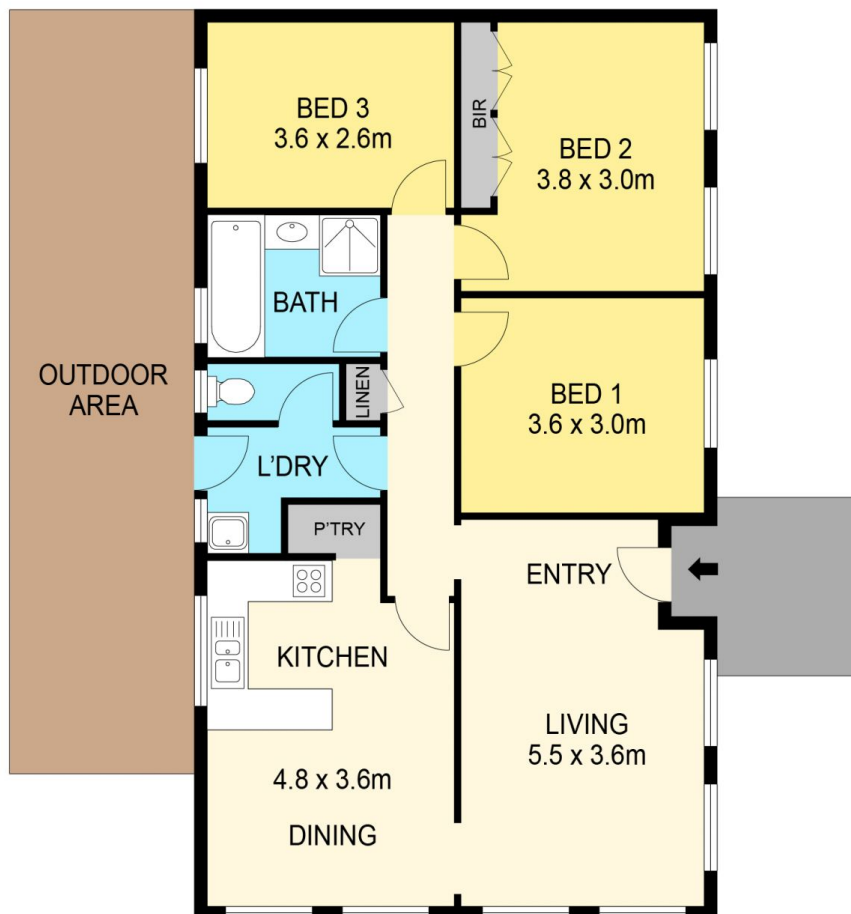
**Blaise Newnham**  
03 53312233  
0423175643



(NOT IN POSITION)



(NOT IN POSITION)



**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.

**Ballarat**  
Real Estate

