



### 611 Rubicon Street Sebastopol VIC

3 1 2

Positioned in a highly sought after location is this three bedroom brick veneer on 652m<sup>2</sup> (approx). The location is popular due to it's close proximity to schools, shops, public transport, sporting facilities and only minutes from Ballarat CBD. The home offers a spacious open plan kitchen, dining and living area. The bedrooms are of great size with two of three having built in robes and the bathroom is perfectly positioned between the three, while there is also a stand alone laundry with direct access out into the backyard. Outside you will come to find a long driveway with lots of space for cars to park off street which leads to the lock up shed. The backyard is fully enclosed for safety with lots of vacant space great for kids and pets. Furthermore is the bungalow to the back of the yard ready to be brought back to life with loads of potential. Contact list ...

**Price** : \$400,000 - \$440,000  
**Land Size** : 652 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/7792528>



**Adam Vranesic**  
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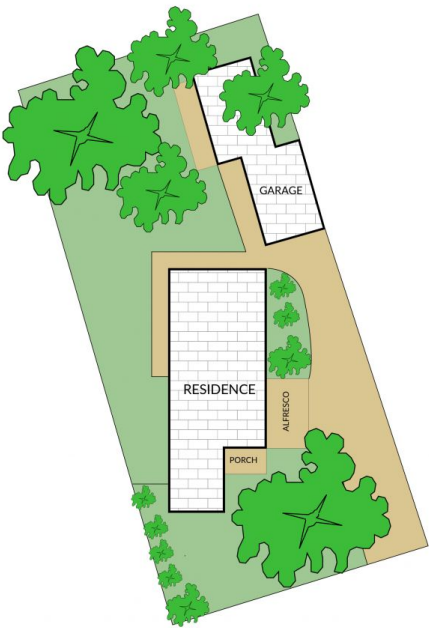
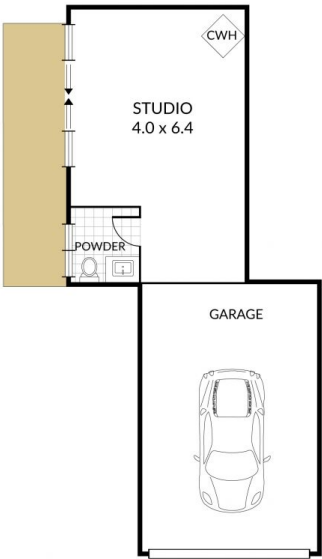


Internal 144m<sup>2</sup> External 507m<sup>2</sup> Total 651m<sup>2</sup>

3 x  1 x  1 x 

611 Rubicon Street, **Redan** 

NORTH



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.