



### 37 Charlotte Street Sebastopol VIC

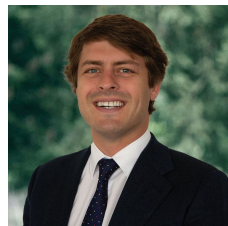
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Located in a quiet street close to shops, schools and public transport is this versatile four-bedroom home. The position overlooking a park is very desirable. The home has a flexible layout with three of the four bedrooms offering built in robes. The kitchen has an attached meals area while there is a living area at the rear of the home. There are two bathrooms, the second is included in the laundry. The home is serviced by two split systems and a gas heater. Outside you have an enclosed yard with fruit trees, veggie garden and single lock up garage. This home has so much potential, don't miss out, the exclusive listing agent Dominic Morrison looks forward to meeting you at another busy Ballarat Real Estate open home.

TH1402

**Price** : \$ 355,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/7898473>

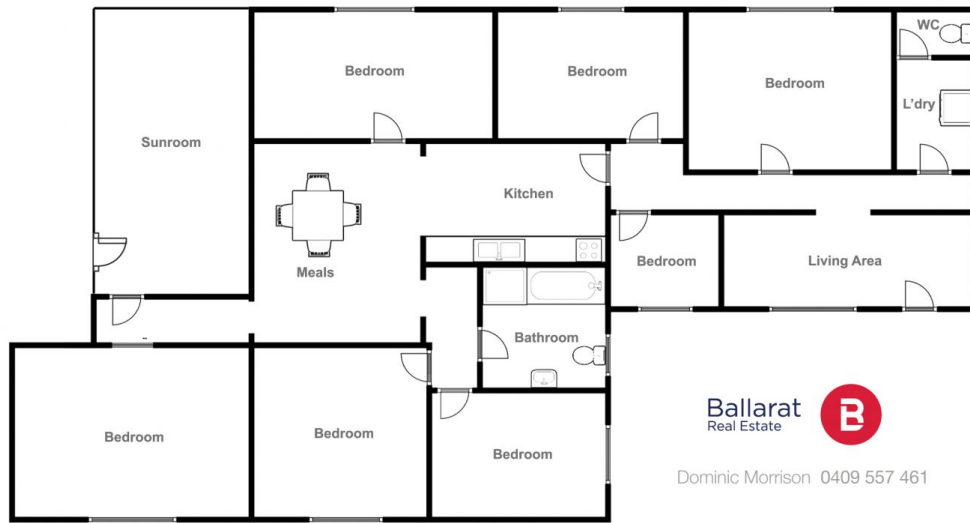


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37 Charlotte St **Sebastapol**



This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2024 for Ballarat Real Estate.