



### 209A Spencer Street Sebastopol VIC

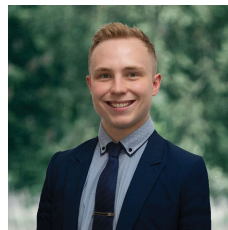
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Nestled in the heart of Sebastopol, this family residence occupies a comfortable 308m<sup>2</sup> (approx) plot of land, promising a lifestyle of comfort and convenience. Situated near bustling supermarkets, enticing eateries, and serene Marty Busch Reserve, this home is also surrounded by esteemed educational institutions like St James Parish, Sebastopol Primary, Ballarat Christian College, and Phoenix College. Plus, with easy access to the Ballarat CBD via Midlands Highway, every amenity and adventure is within reach. Boasting a brick veneer facade, the home welcomes you with a single lock-up garage and meticulously manicured lawns, ensuring effortless maintenance. Inside, three inviting bedrooms await, two of which feature built-in robes and share a beautifully appointed family bathroom complete with a shower, bath, vanity, and toilet. At the heart of the home lies ...

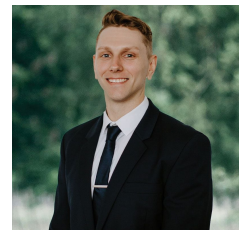
**Price** : \$350,000 - \$385,000

**Land Size** : 308 sqm

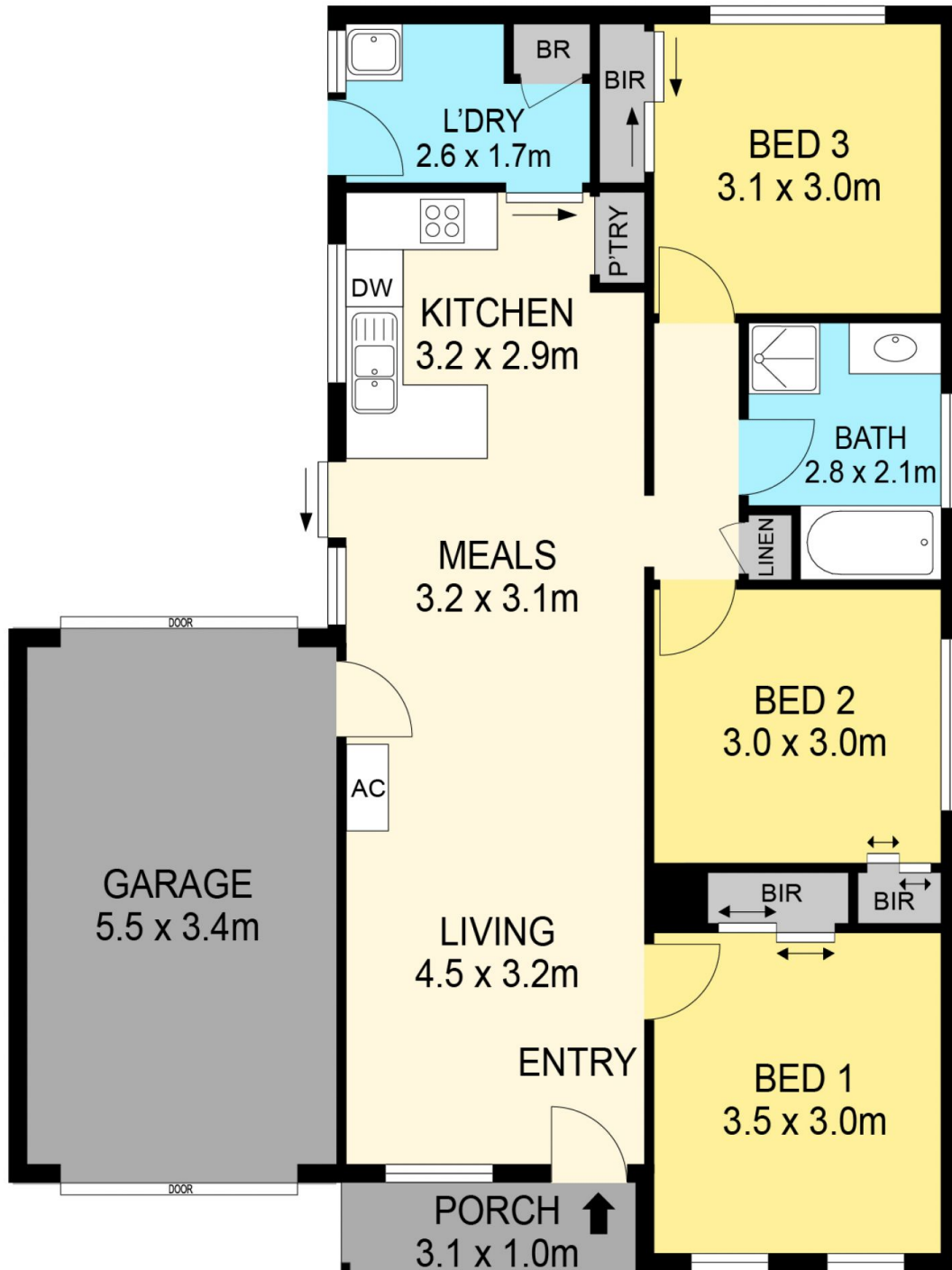
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/townhouse/7948424>



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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 INQUIRES.

**Ballarat**  
Real Estate

