



### 9 Victoria Street Sebastopol VIC

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Set on a generous approx. 903m<sup>2</sup> allotment, 9 Victoria Street presents a fantastic opportunity for first home buyers, investors, or those seeking space and practicality in a convenient location.

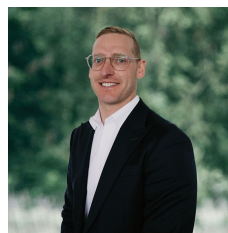
The home features three bedrooms serviced by a central bathroom, offering comfortable living with scope to personalise or update over time. Positioned on a large block, the property provides excellent outdoor space for families, future improvements, or additional storage.

One of the standout features is the side access leading through to a double shed, perfect for tradies, hobbyists, or those needing secure vehicle storage. An additional garden shed at the rear provides further space for tools and equipment.

Conveniently located in the heart of Sebastopol, the property is within walking distance to Coles Sebastopol, local schools, and nearby parks and reserves, ma ...

**Price** : \$ 505,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/8657650>



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