

**104 Walker Street, Sebastopol, Vic 3356**



**House For Sale**

Thursday, 11 January 2024

104 Walker Street, Sebastopol, Vic 3356

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 493 m2**

**Type: House**



Lachlan Sylvia  
0353312233



Chris Just  
0353312233

**\$445,000 - \$485,000**

Nestled in the heart of Sebastopol, this charming family residence rests on a generous 493m<sup>2</sup> (approx) plot of land, promising a comfortable and convenient lifestyle. Within strolling distance, an array of shops, supermarkets, entertainment venues, and bus stops awaits, while a brief drive transports you to the bustling Ballarat CBD. This prime location makes it an ideal haven for a family to call home. The exterior of the residence greets you with an enchanting weatherboard facade, framed by mature trees and manicured lawns, setting the scene for the splendors within. Step inside, and the ambiance is immediately elevated by decorative cornices, picture rails, and rich timber flooring, imbuing the home with a timeless character. The dwelling comprises three generously-sized bedrooms, two of which are fitted with built-in robes, sharing a well-appointed main bathroom featuring a shower/bath, vanity and a shaving cabinet, complemented by a separate toilet. The kitchen and dining area beckon with a freestanding oven/stove, complemented by warm timber cabinetry and a dishwasher, creating a functional and inviting space. To the rear, the family area unfolds, providing a capacious retreat for relaxation and leisure. The home is thoughtfully equipped with both gas heating and air-conditioning, ensuring year-round comfort. Venturing outdoors, an enticing entertaining area beckons, accompanied by a secure carport and garage concealed behind private gates. The expansive backyard, adorned with lush lawns and thriving gardens, presents an idyllic playground for children and pets alike. Be quick to schedule in your inspection as this one is sure to be popular!