

**17 Alexandra Street, Sebastopol, Vic 3356**



**House For Sale**

Thursday, 15 February 2024

17 Alexandra Street, Sebastopol, Vic 3356

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 642 m2**

**Type: House**



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**\$400,000 - \$440,000**

Set on a spacious 642m<sup>2</sup> allotment with no easements, this picture perfect home is an absolute must see! Brilliantly positioned in a quiet wide tree lined street, yet walking distance to shops and supermarkets, schools, public transport, pharmacy, walk/run tracks, and less than 4km from the Ballarat CBD, Delacombe Town Centre, Victoria Park, Lake Wendouree and so much more! Offering total seclusion and privacy with a white picket fence across the front of the property, this really is your own fully secure oasis to move in and enjoy. From the moment you walk through the front door, you are greeted with quality timber flooring, high ceilings and a wide hallway, instantly making you feel at home and having a real sense of space and room to move. Comprising two king sized bedrooms at the front of the home, master with mirrored custom BIRs, and a further queen sized bedroom with stunning outlook at the rear overlooking the expansive rear yard. The main central bathroom is well appointed and the home offers two toilets which is always a plus! The light-filled large living zone includes a feature fireplace with gas outlet, allowing you the option to insert a gas log fire should you choose to, otherwise, great aesthetics or storage. Adjoining the main living zone is the expansive kitchen that offers an abundance of soft-close drawer storage, together with excellent pantry featuring both drawer and shelving storage options. Overlooking the rear yard from the kitchen sink, this space is incredibly generous and allows plenty of room for dining combination, or alternatively you may like to incorporate an island bench that doubles as dining - the choice is yours but great to have options. The home is complete with laundry and mud room. Additional features of the home include zoned ducted gas central heating to keep you warm during those winter months, and polished timber flooring throughout. Externally the property continues to impress with an incredibly generous rear yard with potential for subdivision (STCA), compost and raised veggie gardens at the rear, established low maintenance gardens, fully secure making it ideal for the kids and/or pets, or simply for security and privacy and peace of mind. There is excellent shedding capacity at the property that could accommodate one vehicle, workshop area as well as general storage. Offering the best of both worlds in that you can move straight in and enjoy for many years to come, or you can certainly dream big as the possibilities are endless and something you can work towards as part of future plans. Oozing character and charm, this home offers something for everyone and is ready and waiting for you to call 'home'. Don't miss this excellent opportunity on the border of Redan, contact the exclusive listing agent Jo Thornton 0409 356 478 today to arrange your very own inspection.