

**209A Spencer Street, Sebastopol, Vic 3356**

**Townhouse For Sale**

Friday, 15 March 2024



209A Spencer Street, Sebastopol, Vic 3356

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 308 m2**

**Type: Townhouse**



Lachlan Sylvia  
0353312233



Chris Just  
0353312233

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

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 the open-plan living area, where a well-equipped kitchen awaits with a gas stove and oven, dishwasher, breakfast bench, and pantry, perfect for culinary adventures and casual dining alike. Practicality meets convenience in the laundry, boasting a single trough, broom cupboard, and easy access to the outside, while a linen cupboard in the passage ensures storage solutions are always at hand. Stay comfortable year-round with central heating and a split system, providing optimal climate control throughout the seasons. Outside, an undercover entertainment area beckons, surrounded by lush lawns, a garden shed, clothesline, and side gate access, offering endless opportunities for outdoor enjoyment and relaxation. Additional features include a single lock-up garage with rear roller door access to the backyard, as well as block-out and screen blinds, ensuring privacy and tranquility whenever desired. Don't miss out on the chance to make this delightful Sebastopol abode your own. Be quick to schedule in your inspection as this one is sure to be popular!TH0204