

# 248-250 Spencer Street, Sebastopol, Vic 3356

## House For Sale

Monday, 30 October 2023

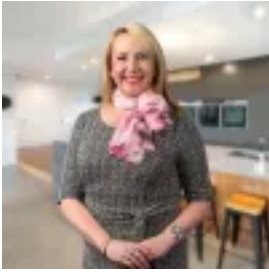
248-250 Spencer Street, Sebastopol, Vic 3356

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Penny Shields  
0353311111



Don Hanlon  
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**\$499,000 - \$539,000**

Introducing a remarkable investment opportunity at 248-250 Spencer St, Sebastopol. This property boasts exceptional subdivision potential (STCA) and includes an impeccably maintained original home, a true testament to the owners' care and attention. Sitting on approximately 1600m<sup>2</sup> of prime real estate, this proud family home offers versatility that is sure to appeal to astute investors. With the option to rent it out now and capitalize on its development potential later, it's a strategic choice. The primary residence features 2 bedrooms, an open-plan living area, a well-appointed kitchen, and an internal bathroom with WC. Additionally, there's a rear bungalow, perfect for accommodating a larger family or transforming into a spacious rumpus room or home office. Situated only 5.8k to Central Ballarat, 3.5k to DTC shopping, you will also benefit from close proximity to Woolworths Supermarket and public transport. Primary and Secondary schools close enough for kids to walk or ride. Don't miss this unique opportunity to invest in a property with huge potential. Contact PRD Ballarat Real Estate Agents Penny Shields and Don Hanlon to learn more and explore the possibilities. Ballarat's Best Selling-Team.