

36 Charlotte Street, Sebastopol, Vic 3356

House For Sale

Monday, 11 December 2023

36 Charlotte Street, Sebastopol, Vic 3356

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 551 m2

Type: House



Tim Menz

0400550498

\$360,000 - \$380,000

Discover a rare gem in the real estate market - a freshly renovated property with excellent tenants secured on until 03/07/2024. This presents a golden opportunity for savvy investors looking for a secure and rewarding investment sitting on a large parcel of land (approx. 551sqm). Nestled in an ideal location and close to local amenities, this charming property exudes appeal from the moment you set eyes on it. Boasting two spacious bedrooms with high ceilings and new window furnishings, this residence has been thoughtfully upgraded. The interior features updated flooring throughout, complemented by a gas log fire in the living space and an additional gas furnace in the kitchen. The recently installed kitchen and bathroom showcase modern design, featuring a walk-in shower, a spacious vanity area, and a separate bath. Outside, a large backyard is fully enclosed and offers potential for additional structures such as sheds, extensions, or possible subdivision (STCA). Directly over the road from the property you'll enjoy the convenience of Marty Busch Reserve, with playgrounds, local football ovals and just a great place to take the dogs for a walk. Benefit from proximity to local supermarkets, shops, and various transport options, all within walking distance. Furthermore, the property is just a 10-minute drive from the Ballarat CBD, Train Station, and more. Currently secured on a fixed lease of \$340 per week, this investment is producing a wonderful return. Be sure to call today to find out more.* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own inquiries to verify the information.