

23 Queen Street, Sebastopol, Vic 3356

House For Sale

Thursday, 16 November 2023

BALLARAT
PROPERTY AGENTS

23 Queen Street, Sebastopol, Vic 3356

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 945 m2

Type: House

\$520,000 - \$530,000

Situated on a spacious allotment of approximately 945m², this property offers an array of opportunities. Conveniently located near Phoenix Senior Campus, Magpie Primary School, Royal Mail Hotel, supermarkets, and various parklands, this charming home is an excellent choice for investors, first-time homebuyers, or those seeking a development opportunity (STCA). As you step inside, you're greeted by a north-facing living room featuring split system to keep you comfortable all year round. Flowing from the living area is the open-plan kitchen and meals space. The kitchen has seen some updates over time and includes an electric freestanding oven and ample storage. The home comprises two generous bedrooms and a well-appointed family bathroom with a shower over the bath and a vanity. The backyard offers a multitude of possibilities. There's plenty of room for kids to play, the potential to build the large shed you've always dreamed of, or embark on future development (STCA). All the groundwork has been completed, making it ready for subdivision. The property is presently granted permissions for a three-lot subdivision, with these approvals extending through July 2024. Additionally, we have architectural plans ready for a two-bedroom townhouse with a master suite featuring an ensuite, along with an open-plan design for the kitchen, living, and dining areas, complemented by a single-car garage. Furthermore, there are plans available for a three-bedroom townhouse, with a master suite inclusive of an ensuite, and an open-concept kitchen, living, and dining layout, alongside a single-car garage. The property is presently tenanted with tenants on a periodic lease and paying \$250 per week. Opportunities for generous blocks like this are becoming increasingly rare, so seize the moment and contact us today!