

5 Lawrence St, Sebastopol, VIC, 3356



House For Sale

Friday, 30 August 2024

5 Lawrence St, Sebastopol, VIC, 3356

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

A Surprise Packet.

Perfectly maintained and well positioned is this cosy home with super shedding!

- Featuring three generous sized bedrooms all including spacious BIR's, the master enjoys natural light at the front of the house with direct access to the main bathroom which has a shower, bath and separate toilet.
- The family friendly floorplan offers great flexibility throughout with the open plan kitchen and dining area being well positioned and offering an abundance of space.
- The home also offers an extended large sitting room/sunroom that makes for an ideal study space or additional fourth bedroom.
- Boasting a light filled formal living area positioned at the front of the home and is serviced by electric heating and evaporative cooling throughout.
- The kitchen is well equipped with an electric cooktop, wall oven, grill and a built-in pantry boasting generous storage.
- Further features of note include the brand new carpet and fresh painting completed throughout the home.
- With an estimated rental return of \$370 - \$385 per week this makes for a wonderful investment to set and forget.
- Entertainers will be impressed with the sheltered area which will prove to be a perfect place to enjoy the afternoon sun and relax after a big day.
- Externally we are situated on an expansive 705m² and surrounded by 6ft Colorbond fencing. Outside also features the carport, mature gardens, and plenty of space for the kids to play and pets to roam. The extra shedding / man cave is perfect for storage and can stay set up if the purchaser wishes.
- The location here speaks for itself, we are situated nearby the Delacombe Town Centre offering a multitude of amenities such as quality medical, supermarkets and cafes and is a short stroll to top quality primary and secondary schools. We are only a short 10 minute drive to the Ballarat CBD with public transport also easily accessible.
- A wonderful opportunity presents, be quick to inspect, contact Tony for more information.