

**2/107 Yarrowee Street, Sebastopol, Vic 3356**

**Residential Land For Sale**

Sunday, 23 June 2024

2/107 Yarrowee Street, Sebastopol, Vic 3356

Area: 1607 m2

Type: Residential Land



Lachlan Sylvia  
0353312233



Chris Just  
0353312233

**\$600,000 - \$650,000**

Discover an exceptional investment opportunity in the heart of Sebastopol! This expansive 1607m<sup>2</sup> (approx) block comes with proposed plans for four modern units (STCA). Location is everything, and this property delivers. You'll find yourself just moments away from top-notch schools, shopping centers, supermarkets, and essential services like medical facilities and childcare. Plus, the vibrant Ballarat CBD is just a short drive away, offering a wealth of amenities and entertainment options. Three of the proposed units feature a spacious three-bedroom layout while one of them would be two bedroom. All have an open-plan design perfect for contemporary living, and a lock-up garage for added convenience and security. These units are designed to attract first home buyers, downsizers or quality renters, ensuring a steady income stream for years to come. Don't let this prime investment slip through your fingers! For more information, call Lachlan Sylvia today!