



**330 ALBERT Street SEBASTOPOL VIC**

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DEVELOPERS TAKE NOTE: -- 4 BEDROOM BRICK HOME WITH CURRENT PLANNING PERMIT TO BUILD 5 TOWNHOUSES

Most of the hard work has been done. Permits in place for development of 3x2BR and 2x3BR townhouses whilst retaining the substantial 4 bedroom brick veneer dwelling currently existing and returning \$200pw. Develop at your leisure, live on site, or plan to suit your own needs. Perfect opportunity with a clear site and a current tenant. Handy location with bus stop at the door, and not too far from Sebastopols main shopping centre, bowling club, schools, churches etc and with easy access to Ballarat University, this large parcel of land (app 36mx60m) offers enormous potential for the shrewd investor/developer. MAKE YOUR INQUIRY SOON

**Building Size** : 17 sqm  
**Land Size** : 2200 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/6187027>



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