



### 23 Josephine Way SEBASTOPOL VIC

4 2 4

TAKE ADVANTAGE OF THE FIRST HOME BUYERS GIFT OF \$29,000 PLUS STILL SOME STAMP DUTY SAVINGS

MOVE IN WELL BEFORE CHRISTMAS

Perfect opportunity to purchase your new lifestyle in this fantastic Sebastopol estate close to kindergartens, primary and secondary schools, medical, sporting and shopping facilities and public transport. This outstanding home of app 28sq total area, 23.5sq (218.90m<sup>2</sup>) of living features 3 separate living areas, 4 spacious double bedrooms, all with built-in robes, main features walk-in robe and large ensuite, lovely bright kitchen with under-bench oven and hot plates, rangehood, dishwasher, pantry, and room for the largest of fridge/freezer combinations. 5-star rated and fully equipped with all floorcoverings, window coverings, gas ducted

**Building Size** : 28 sqm  
**Land Size** : 734 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/6187107>



**John Morris**  
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