



### 7 Sheehan Court BALLARAT EAST VIC

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One of the last house and land packages in the sought after Sheehan Court development just minutes from Ballarat CBD. The 18+ square home has three bedrooms with ensuite to main, informal living and meals opening to alfresco, ducted heating, split system, double auto garage, fencing, driveways, paths, flywire screens, 2500 water tanks, stainless steel appliances, polished floors and quality floor coverings. All fencing, paths, clothesline, etc included not a cent more to spend. Offering the possibility of a rental return of \$280 to \$300 per week. Contact us now to discuss this outstanding opportunity and future home or townhouse options. Buy Now and Save on Stamp Duty. \$29,000 First Home Buyers Bonus Available.

**Land Size** : 338 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/homeuse/6187131>