



### 149 Morgan Street Sebastopol VIC

This block is a convenient size of around 795m<sup>2</sup> and the perfect place to set up a new build for first home buyers, downsizers and investors. Ideal proximity to shopping; including only minutes to the fast growing Hub of Delacombe Town Centre, schools, child care, medical facilities and public transport. Located in an urban growth zone, this block is situated in a rapidly developing area and attractively priced for all buyer types. All services available, call today and let your ideal home or smart investment dreams come to life.

**Price** : \$ 196,500  
**Land Size** : 795 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/sebastopol/residential/land/6188256>



**Robert Cunningham**  
5337 0040



**Tony Lockyer**  
03 5331 2000