



2/2a Luth Street Sebastopol VIC

3 2 1

Ideal first home, sound investment or downsizer. Well positioned near Marty Busch Reserve, Coles supermarket, public transport, just minutes to Delacombe Town Centre and Ballarat's CBD plus a short walk to the Sebastopol Bowling Club complex or an easy position to commute to Geelong from. A low maintenance and well maintained 3 bedroom BV townhouse, situated on a block size of 232sqm and currently leased at \$265pwk - makes for good returns! You will enjoy the spacious modern feel with a light filled aspect of open plan living adjoining a functional kitchen complete stainless steel appliances, gas cooking, dishwasher and great cupboard storage. The three bedrooms are of great proportions and have built in robes, main bedroom complete with walk in robe and ensuite. Simply great value in an affordable price range, hurry to inspect.

Price : \$ 277,000
Land Size : 232 sqm
View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/sebastopol/residential/townhouse/6188287>



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TOTAL LIVING AREA: APPROX. 11.8 SQ



DISCLAIMER:

ALL DIMENSIONS ARE APPROXIMATE & NOT 100% TO SCALE.
FOR FURTHER INFORMATION, PLEASE CONTACT YOUR AGENT DIRECTLY.

