



### 70 Victoria Street Sebastopol VIC

3  1  2 

This 3 bedroom brick home sits on a large 1024m2 block offering the scope for prosperity and potential for capital growth with a 2, 3 or even 4 lot subdivision calculated on prospective dwelling size (STCA).

Buyers will quickly act upon the realisation of value and potential on offer here; a fantastic opportunity for the home renovator to undertake a cosmetic or significant reno and developers a genuine chance for your next project enhanced with a 24m frontage and 2 existing crossovers already in place from Victoria St.

Situated close to Delacombe town centre increases the future investment return for a successful purchaser. Call Rob today for your inspection.

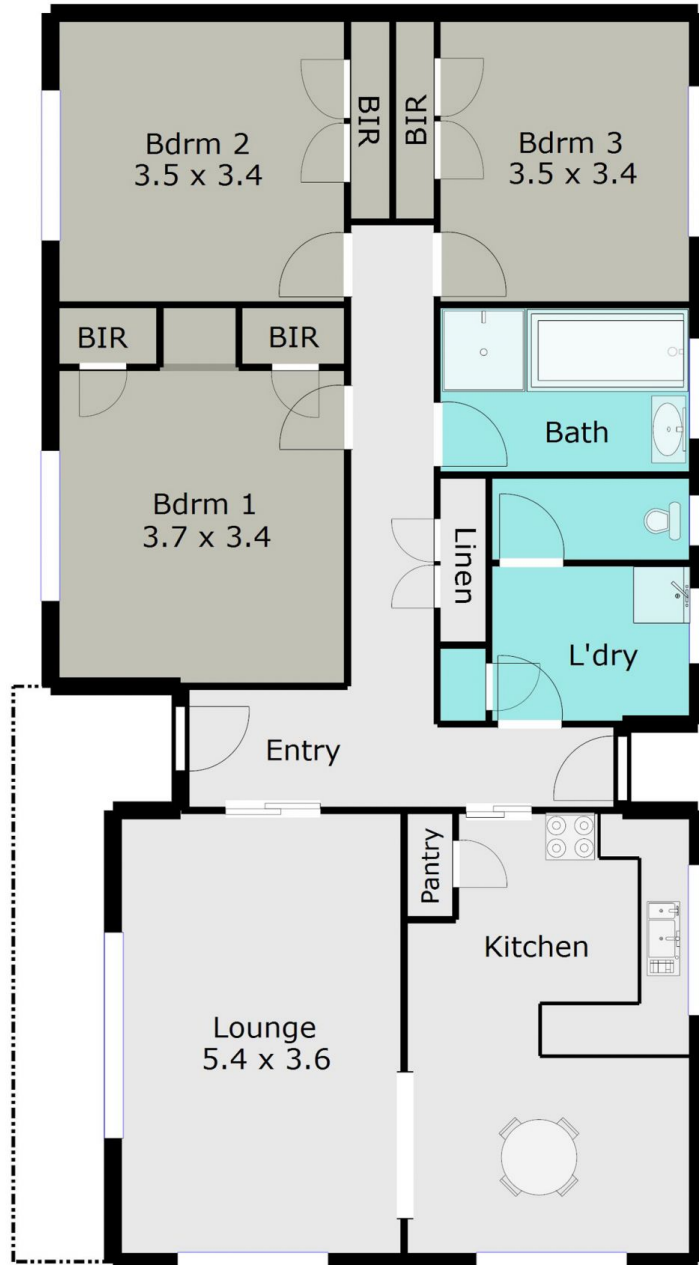
[For full version visit the website](https://www.doepels.com.au)

**Type** : House  
**Price** : \$ 462,500  
**Land Size** : 1024 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/7855171>



**Robert Cunningham**  
03 5337 0040

TOTAL LIVING AREA: APPROX. 12.4 SQ



DISCLAIMER:

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

