



### 32 Kent Street Sebastopol VIC

3 1 2

This property is ideal for families, first-time buyers, or investors looking for a solid opportunity in a sought-after suburb. Unlock the potential of this three bedroom, one bathroom property in the heart of Sebastopol. A perfect project for renovators, this home is ready for a modern touch and offers plenty of scope for creativity and improvements.

The layout includes three well-sized bedrooms, a comfortable living space, and a functional kitchen area that offers a blank canvas for future transformation. Outside, you'll find a single-car shed that would make an ideal storage space or a workshop. All this is situated on a flat and manageable 541m2 block perfect for the hobby gardener to landscape, room for your vegie patches or

**Type** : House  
**Price** : \$ 335,000  
**Land Size** : 541 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/8175557>

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



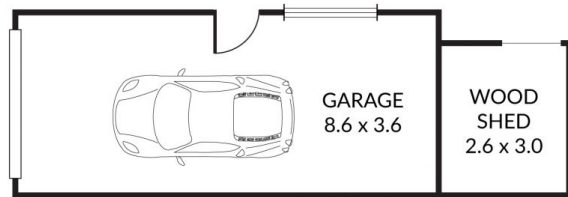
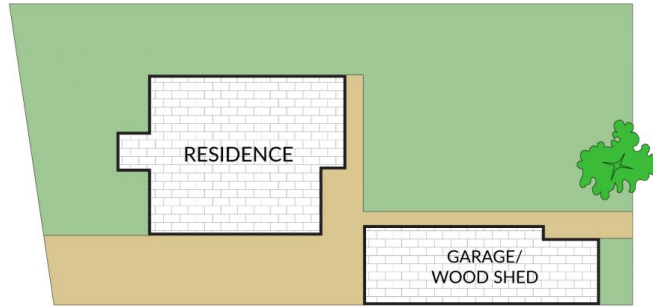
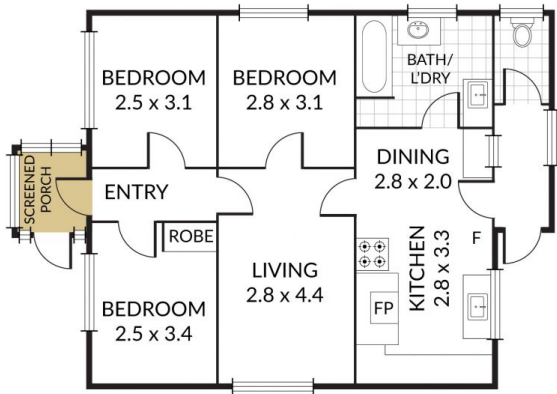
**Matthew Tunbridge**  
03 5331 2000

Internal 76m<sup>2</sup> External 458m<sup>2</sup> Total 534m<sup>2</sup>

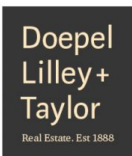
32 Kent Street, **Sebastopol**



3 x 1 x 1 x



(NOT IN POSITION)



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.