



22 ILVIA Way SEBASTOPOL VIC

4 2 4

28.8 SQUARE 4 BEDROOM 3 LARGE LIVING AREAS

kitchen and bathroom photos for illustration only

Perfect opportunity to purchase your new lifestyle in this fantastic Sebastopol estate close to kindergartens, primary and secondary schools, medical, sporting and shopping facilities and public transport. This outstanding home on 666m² of land comprises 28.81 SQUARES UNDER ROOF, 23.91sq (222.24m²) of living space features 3 separate living areas, 4 spacious double bedrooms, all with built-in robes, main features walk-in robe and large ensuite, lovely bright kitchen with wall oven and hot plates, rangehood, dishwasher, pantry, and room for the largest of fridge/freezer combinations. Fully equipped with all floorcoverings, window coverings, gas ducted central heating, cleared and leveled block, fencing, paving, stylish architraves and skirting boards etc. Direct access to the living area from the double garage (45.58m² app 6mx7m)

Building Size : 29 sqm

Land Size : 666 sqm

View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/6187190>



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