



### 15 Ilvia Way Sebastopol VIC

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Nestled in a peaceful neighbourhood this 4 bedroom home offers ideal family living on a generous 641m2 (approx.) allotment. This delightful property is superbly positioned close to public and private schooling, early learning centres, parks and reserves, supermarkets, chemist and Delacombe Town Centre is just minutes away ensuring daily ease and accessibility. Well presented this home offers a welcoming appeal on arrival with an all-weather portico entrance and low maintenance landscaped gardens.

Comprising a master bedroom retreat featuring an ensuite and walk-in robe, while the remaining three bedrooms are ample in size and all come equipped with built-in robes. The light filled spacious open plan living hub consists of kitchen, dining and living and provides an inviting space for everyday gathering and also caters well for the

**Price** : \$560,000-\$580,000  
**Land Size** : 641 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/sebastopol/residential/house/8003271>



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Approximate Gross Internal Area= 179 sq m / 1927 sq ft  
Garage = 40 sq m / 430 sq ft  
Total = 219 sq m / 2357 sq ft



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