

3 Ballarat Street North, Talbot, Vic 3371



House For Sale

Friday, 17 May 2024

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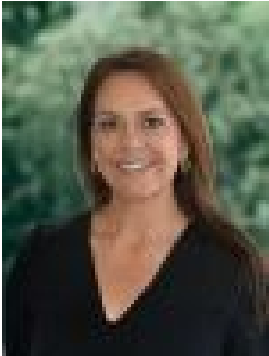
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 941 m2

Type: House



Kate Ashton

\$149,500 - \$164,450

Exceptional Investment Opportunity: Priced for Immediate Sale Introducing an unparalleled opportunity to own the most affordable house on the market. Are you searching for a quaint country cottage with a white picket fence, wood stove, and an inviting veranda? Here it is, ready and awaiting your vision. The price is not a typo; it genuinely reflects the potential and understanding that renovation will be substantial. Previous improvements were impressive until an unfortunate fire incident. Now, this presents a unique chance to renovate, rebuild, or potentially develop multiple dwellings subject to council approval (STCA). This historic 3-bedroom cottage, located at 3 Ballarat Street North in Talbot, Victoria, could be the cornerstone of your property portfolio. We are transparent about the condition-it needs significant work, including rewiring, reroofing, and replastering, among other repairs, to restore its charm and make it habitable for living or rental purposes. Set on a generous double block in the scenic, historic town of Talbot, close to the regional hubs of Maryborough and Ballarat, with daily train services in both directions, this property offers both convenience and potential. Yes, it's a project with considerable challenges, but the opportunity is immense. Ready to take on a rewarding project? Contact Team Real Estate Kate today at Maryborough Ballarat Real Estate for more information and to seize this rare offer. A planning permit with Central Goldfields Shire for partial demolition and extension to the dwelling was issued in February 2024 and included in the vendor statement.