

# 33 Scandinavian Crescent, Talbot, Vic 3371



## House For Sale

Thursday, 13 June 2024

33 Scandinavian Crescent, Talbot, Vic 3371

Bedrooms: 1

Bathrooms: 1

Area: 198 m2

Type: House



Kate Ashton

**\$299,000 - \$325,000**

Is this the opportunity you have been waiting for? A prominent terrace-style shopfront with great historic style is located on the main street of Talbot. The building offers a unique open-plan design and has been used as a dwelling in the past. Now, it's your chance to envision its potential use. Township zone, water and power connected. Wood burner in the main zone to create welcoming warmth and LPG heaters; however, they have not been used for a while, so not sure if they work - Talbot has a local LPG delivery. Open plan with kitchen space, complete with a kitchen sink - however, it needs new appliances and cabinetry. The bathroom is simple but functional, with vanity, toilet, shower and a pretty unique clawfoot bath. This is where your imagination comes in. Upstairs is a spacious multi-use zone which has been in the past used for accommodation and storage. In many ways, you have a blank canvas with the history of the past; now, it is your time to create the future. The alfresco undercover area at the rear is fantastic and would look amazing, with plants and a table where you can share food and wine with your friends and family in your new property. There are a few small storage sheds, and the backyard is ready for your landscaping pleasure. Fencing is required between you and the neighbouring property, and there is access for vehicles to the back from rear lane. Perhaps you would like to create a retail shop to sell your wares, which could be the ideal property. Talbot is a Goldfields community located between Clunes and Maryborough, offering many local facilities, including a hotel, gift shops, a primary school and a train station with daily service to Maryborough and Ballarat. Don't miss the famous Talbot Farmers Market on the third Sunday of each month. Regarding your future hopes and dreams regarding building and renovations, please conduct your own due diligence with relevant authorities. If you're ready to explore this incredible opportunity, connect with us today!