

# 4 Camp Street, Talbot, Vic 3371



## Sold House

Monday, 16 October 2023

4 Camp Street, Talbot, Vic 3371

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 6**

**Area: 818 m2**

**Type: House**



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**\$930,000**

Secure a unique piece of gold rush history in quaint Talbot, a charming heritage village just ten minutes from Maryborough and a 45-minute commute to Ballarat or Castlemaine. This significant corner building and its multiple dwellings was originally the Camp Hotel, circa 1861. Marvel at the intricacies of the bluestone and rendered brick Victorian façade with an elegant, wide veranda. Located in the centre of town on the prominent Camp and Heales Street corner, this 900sqm (approx.) property now presents as an excellent investment opportunity. Capitalise on the five potential independent income streams, one commercial and four self-contained residential dwellings (STCA). Commercial Space/Former Big Fig Café With only one other eatery in town and all the infrastructure in place, this space is ready to accommodate a thriving café, wine bar or boutique eatery (STCA). Offering a 30-seat capacity dining space that spills out onto the front veranda and a commercial kitchen, the savvy tenant can proudly open the doors to the Talbot community and its regular tourist visitors without delay. Old Camp Hotel Offering a character filled place to call home or luxury accommodation, discover this double brick two-storey residence with private access from Heales Street. A sizeable bluestone cellar, wood heater, led lighting and timber floors are hallmarks of its history. Otherwise this light filled two-bedroom, two-bathroom, two living space dwelling has been renovated to impressive standards. Consider; the striking cobalt blue kitchen with gas cooktop and electric oven, two split systems, plush charcoal carpets and feature pendant lighting. Upstairs an adult's retreat with a WIR/dressing room and deluxe ensuite incorporates the private second living space and there is a charming balcony with garden and rooftop views. Fabulous storage, a laundry and a bluestone cobble paved courtyard are part of the residence's fabulous offerings. The Cook House With its unique charms and parallel updates, 'Cottage No. Two' is a generous one bedroom, one-bathroom retreat over two levels featuring a private garden balcony. Slate floors, timber lined ceilings, period windows, a woodfire and the old combustion stove exude charm. The contemporary ensuite with a spa bath and electric oven and gas cooktop are welcome modern comforts. Saddler's Cottage Fronting Camp Street, behind a picket fence and full garden this weatherboard cottage is another example of Victorian elegance. This one bedroom residence comes with all the wished-for period features; a classic front veranda, restored pressed metal ceilings, timber floors and an open fire place. The updated kitchen and deluxe bathroom with marble floors ensure the occupant's comfort. The Gallery Privately positioned at the very rear, also with access from Heales Street, sits the corrugated iron clad residence. Running the width of the block, and over two levels there are two generous bedrooms and three living spaces. True to its name, there is striking evidence of an artist's hand in the mosaic tiled floors and walls. A spacious bathroom with a claw foot bath enjoys garden views. The galley style kitchen with a 900ml oven and incorporated dining space is light filled thanks to two sets of glass French doors that open out to the established gardens. Outside, gnarly 100-year-old peppercorns fragrant the air. Lose yourself in tranquil, secret pockets created by gums, shady Europeans and established fruit trees. The options are vast and the future is bright for this captivating property. Beneficial to this business venture, the monthly Talbot Farmer's Market sees thousands of people descend upon the town. In addition, tourists are drawn to the country atmosphere with shops, galleries, wineries and the option to explore nearby towns. TO VIEW ALL PHOTOS, PLEASE CLICK THE "GALLERY" BUTTON