



## 33 Scandinavian Crescent Talbot VIC

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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.

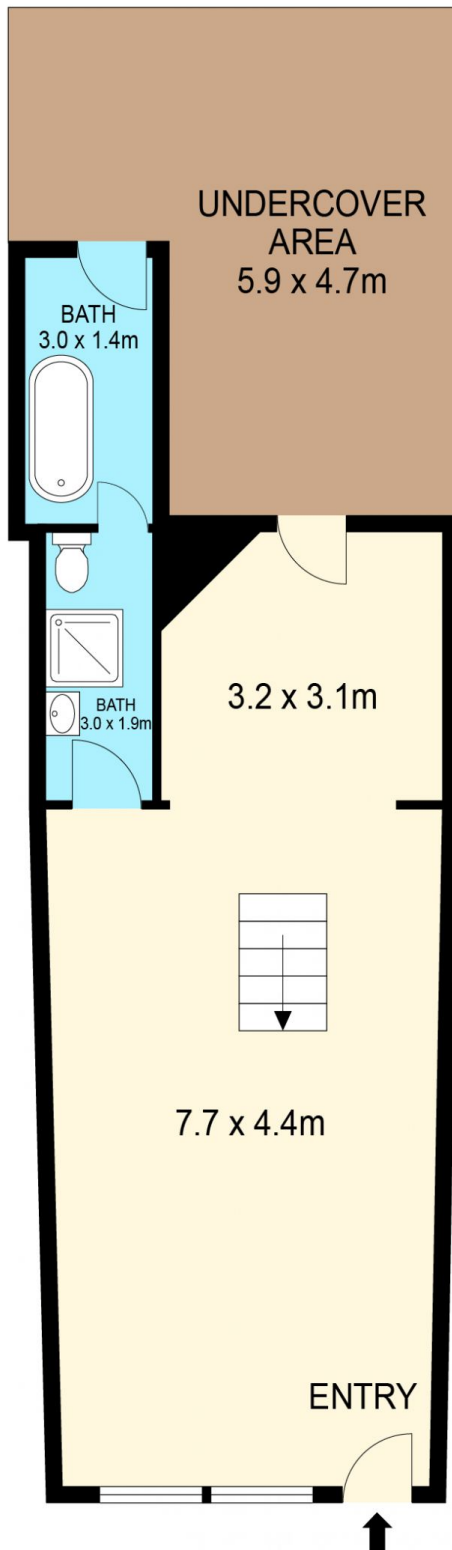
Township zone, water and power connected.

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 clawfootbath. This is where your imagination comes in. Upstairs is a spacious

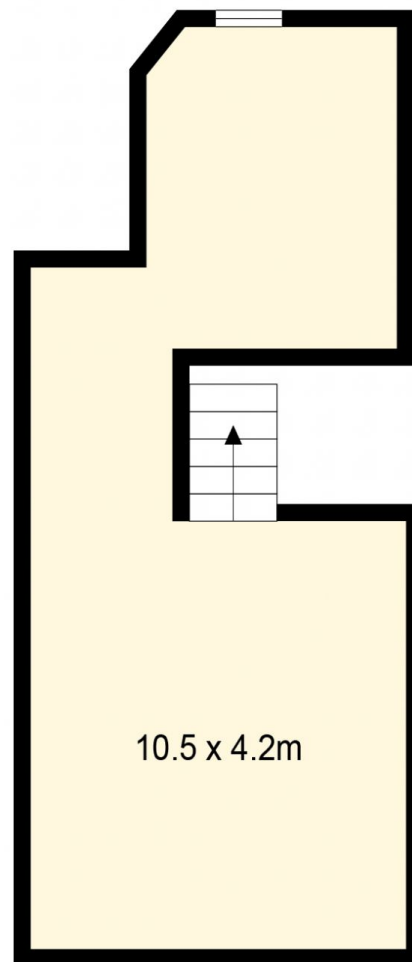
**Price** : \$ 250,000  
**Land Size** : 198 sqm  
**View** : <https://www.maryboroughballaratrealestate.com.au/sale/vic/ballarat-western-district/talbot/residential/house/8035821>



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GROUND FLOOR



FIRST FLOOR

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

Maryborough

