



### 706 Talbot Street Redan VIC

3 1 2

Superbly positioned in a wide, tree lined street just moments from Ballarat's CBD and located close to shopping precincts, public transport, hotels, restaurants and cafes which will allow you to savour your lifestyle options. This classic weatherboard home offers outstanding entry level into this most sought after location. With a little vision this 3 bedroom home could be transformed into a fantastic first home, family home or low maintenance rental property. Comprising 3 bedrooms or 2 and a study, kitchen/meals area and good size living room with gas space heating, this property offers exciting scope to add value immediately via an improvement and renovation project. Large block size of 605sqm with single garage, carport plus off street parking and rear lane access. If you like a project and are ready to bring this home into the 21st century then this is not an opportunity to be missed. Call now!

**Land Size** : 605 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/redan/residential/house/6187771>



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