



### 3 Talbot Street Sunshine North VIC

2 1 1

Representing exceptional entry value in Sunshine North. This future potential packed property is in a highly desirable location right of Warwick Road.

1. An affordable entry level opportunity for first home buyers.
2. Renovate and restore the home to its former glory.
3. Knock down and build your dream home (STCA)
4. Develop a side by side residences or rear unit and retain the home.
5. Extend the property into its deep rear yard.
6. No need to rush as the home is leased for \$450 per week until 01/08/24.

The current dwelling comprises 2 bedrooms serviced by a central bathroom. The functional kitchen overlooks the meals area and leads through to a great sized living area.

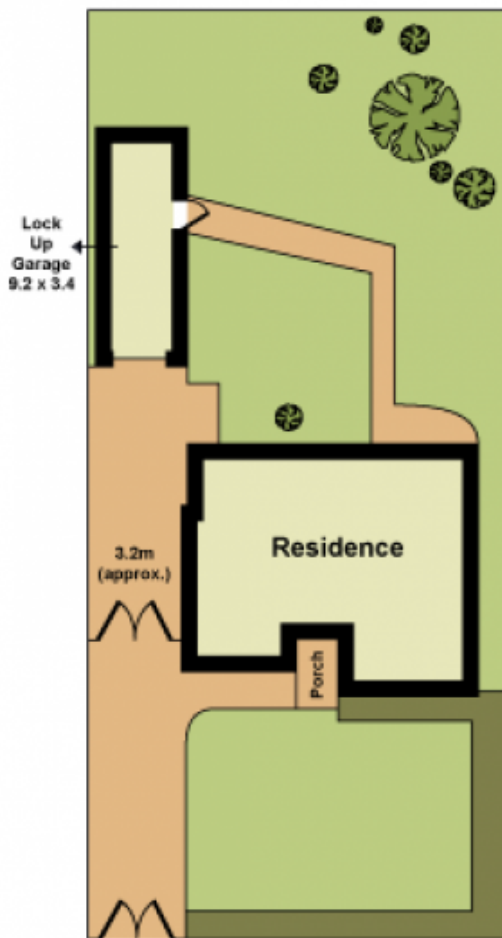
**Price** : \$699,000  
**Land Size** : 522 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/sunshine-north/residential/house/7762047>



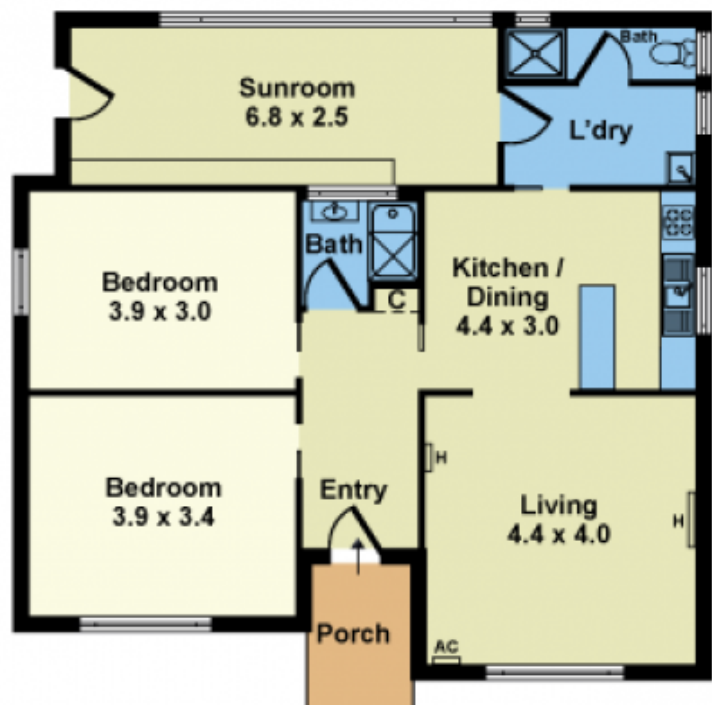
**Francis (thanh) Vuong**  
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**Peter Kay**  
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**SITE PLAN**



**FLOOR PLAN**

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.