

**1/45 Hillside Road, Rosanna, Vic 3084**

**Miles**  
EST. 1924

**Sold Unit**

Monday, 30 October 2023

**1/45 Hillside Road, Rosanna, Vic 3084**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Elisse Farquhar  
0419116130



Cara Scott  
0419944991

**\$1,310,000**

SOLD by Miles Real Estate. Freestanding with its own frontage amidst beautiful level gardens, this spacious and secure three bedroom, two bathroom villa unit opens to a north-facing rear landscaped oasis only moments to the fabulous Rosanna Village. A private driveway to a remote-control double garage (internal access) introduces the leafy setting of this attractive single-level home that's designed for low-maintenance comfort and appointed for peace of mind featuring video intercom, alarm system, ducted vacuum, central heating and evaporative cooling. One of only two on a substantial superbly-spaced block, the boutique nature of this unrivalled opportunity is ideal for downsizers and entry-level buyers looking for extra space in an independent setting with a lovely garden backdrop just a short stroll to amenities. Offers main bedroom with walk-in robe and ensuite, two further bedrooms with built-in robes, delightful living room, versatile dining area or study/office, large kitchen, light-filled family/meals area opening to a covered alfresco patio and flowering garden, bathroom with a shower and a bathtub, separate toilet and a full-size laundry. Indoors and out, this well-maintained home offers unique size and space to completely relax, enjoy the surroundings and not stress about the worry of unnecessary upkeep. Stroll with ease to wonderful cafes, shops, train station, Hawald Walkway playground, schools and Rosanna Parklands trails.