

# 1/51 Hillside Road, Rosanna, Vic 3084

Miles  
EST. 1924

## Unit For Sale

Tuesday, 19 December 2023

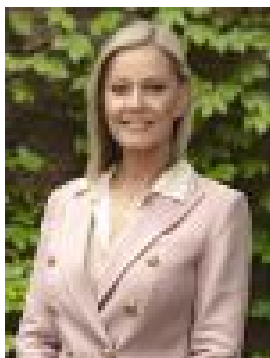
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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Leanne Bradford  
0394973222



David Blythe  
0413283303

## **\$800,000-\$850,000**

Take the effort and stress away and live comfortably on your own terms with this light-filled two bedroom villa unit located where access to the Rosanna Village is perfectly quick and easy. Private picket-fenced garden frontage in a peaceful block of only two others enhances the exceptional appeal of this spacious single-level home that's been meticulously maintained for immediate indoor-outdoor enjoyment. Complemented by central heating, evaporative cooling, air-conditioning, and ducted vacuum, this superbly appointed home with a flawless floorplan of impressive proportions is designed to make life as straightforward as possible while capturing lovely garden aspects and an abundance of natural light. Attractive manicured garden introduces a well-presented interior including two great-sized bedrooms with built-in robes, an immaculate central bathroom (shower plus bathtub), a separate toilet and a full laundry. A bright north-facing kitchen with a suite of quality appliances plus ample bench space and storage adjoins delightful dining and living areas with both offering sliding doors to the leafy garden where a quiet coffee or alfresco dining is secluded, sunny and idyllic. Also includes a double lock-up garage. Situated around only 100-metres to Haward Walkway park/playground and the village to effortlessly enjoy the surrounding amenities including cafes, shops, salons/clinics, city access from the train station, Heidelberg Theatre Company productions and tranquil Rosanna Parklands walking trails. Miles Real Estate.