

# 10 Coorie Crescent, Rosanna, Vic 3084

## House For Sale

Tuesday, 21 November 2023

Miles  
EST. 1924

10 Coorie Crescent, Rosanna, Vic 3084

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 711 m2

Type: House



Sue Lacey  
0412898202



Paul Carbone  
0418541169

**\$1,100,000-\$1,200,000**

Resonating with mid-century character, light-filled space and happy family memories, this spacious four bedroom, two bathroom residence is offered for the very first time on a 711m<sup>2</sup> allotment (approx) with a huge children-friendly backyard. Banyule Primary School and Viewbank College zoned just around the corner from the Greville Road shops, this well-presented home is immediately welcoming with a single-level, previously-extended interior offering complete current-day comfort complemented by ducted heating and evaporative cooling. A large covered entrance porch reveals a generous layout where an original front living room (open fireplace) enjoys elevated views to Heidelberg Hill and a classic kitchen with an electric stove adjoins a timber panelled meals area. Central is a two-way family bathroom, laundry, toilet and a main bedroom including a ceiling fan and dresser built-in robes, before a family living room at the rear that links to three double bedrooms (built-in robes) and a modern bathroom with an easy-access shower and washbasin design. Sliding doors open to an entertainment terrace that spills seamlessly onto the extra-large lawn of a tidy rear garden that's secluded and drenched in sunshine. Also offers a remote-control garage. This enticing family home is perfectly poised to enjoy as it is today, further improve with a stylish renovation or consider other options to start again and build a substantial new family domain (STCA). Peacefully positioned close to River Gum Walk parkland and playground, Rosanna Village train station, Burgundy Street shopping and the Austin Hospital. Miles Real Estate