

113a St James Road, Rosanna, Vic 3084

House For Sale

Tuesday, 7 May 2024



113a St James Road, Rosanna, Vic 3084

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 310 m2

Type: House



Gordon Hope
0403613577



Hayden Reed
0412321025

\$950,000-\$1,000,000

Maximum enjoyment with minimal maintenance is the sought-after emphasis of this impressive three bedroom residence that offers fabulous views and a north-facing rear courtyard garden. Freestanding with its own street frontage including an attractive native garden, driveway off-street parking plus lock-up garage, this flexible single-level home is superbly enhanced for easy modern living in an immaculate light-filled setting. Reverse cycle heat pumps, Evaporative cooling and ceiling fans along with plantation shutters, double block-out blinds and stylish new flooring create a perfectly comfortable ambience to relax and unwind in highly-coveted privacy and quiet. Downsizers, entry-level buyers and investors will all appreciate the unique opportunity presented by this delightful home featuring a spacious main bedroom including superb views, walk-in robe and a two-way ensuite/bathroom (separate bathtub and shower), a second bedroom with built-in robes and a third bedroom or great-sized study. A generous dining room flows through to an updated kitchen boasting European stainless-steel appliances plus a full laundry while a brilliant living room bathing in sunshine opens to a north-rear courtyard where a large paved terrace is perfect for effortless alfresco entertaining and simply pottering in the garden. Embrace renewable energy featuring solar power to all-electric appliances for a modern and environmentally conscious lifestyle. Banyule Primary School and Viewbank College zoned, this exceptional easy-care home is enviably located only a short stroll to the River Gum Walk, Warringal Parklands and the Greville Road shops while just moments to Rosanna Village, train station, Burgundy Street supermarkets and the Austin Hospital. Miles Real Estate.