

# 118 Waiora Road, Rosanna, Vic 3084

## House For Sale

Friday, 3 November 2023

Miles  
EST. 1924

118 Waiora Road, Rosanna, Vic 3084

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 803 m2

Type: House



Stewart Oldmeadow  
0412119277



Chris Ristevski  
0428023886

**\$1,150,000-\$1,250,000**

Elevated mountain views seen clearly from the rear of this clinker brick classic create a magnificent backdrop for what's to come on a substantial 803m<sup>2</sup> allotment (approx). Set well back behind established lawned garden, this English-style three bedroom home offers a bright mid-century interior and a large rear garden where a separate brick structure on a concrete slab incorporates a remote-control double garage, a huge workshop, storeroom and an unfinished bathroom. Currently comfortable with solar electricity, ducted heating/cooling and alarm system, this spacious single-level home and its surrounding land present the perfect opportunity when ready to renovate and extend, build a stunning new residence or redevelop with multiple first-class dwellings (STCA). The existing layout is well designed for family life and includes a main bedroom with a contemporary ensuite, two further double bedrooms, a flowing living and dining room, updated timber kitchen and meals area, second bathroom, separate laundry and an undercover rear patio. With a garage and work spaces ideal for a tradie, secure garden for the kids and a solid home with impressive potential, this expansive property is immediately inviting while cleverly-conceived plans to further improve the site would further enhance the already amazing rear ranges outlook. Superbly located where convenience is key close to the Rosanna Village, Burgundy Street precinct, Austin & Mercy Hospitals, train station, buses, schools and parklands. Miles Real Estate.