

**13 Spray Street, Rosebud, Vic 3939**



**House For Sale**

Friday, 26 January 2024

**13 Spray Street, Rosebud, Vic 3939**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 590 m2**

**Type: House**



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**\$620,000 - \$670,000**

Located just a short stroll from the Rosebud shopping strip and beach, this original weatherboard set on an elevated block will appeal to renovators, owner-builders and developers alike. Continue to renovate or rebuild (Subject to Council Approval) in this sought-after pocket of Rosebud and take advantage of the views of Port Phillip Bay and Arthur's Seat. The property is situated in a quiet street with no through traffic and offers a new garage, renovated bathroom, and large master bedroom with access to balcony.- 2 bed, 1 bath partially renovated weatherboard on 590sqm approx. level block- 250m approx. to Rosebud shopping centre, library and cinemas- 400m approx. to Rosebud foreshore, walking trails and bus stop- Short drive to Rosebud Plaza, golf courses and YAWA Aquatic Centre- Open plan living/dining with functioning fireplace and split system- Balcony with views to Port Phillip Bay and Arthurs Seat hillside - 2 bedrooms, master with split system, WIR and access to balcony - Functional kitchen with electric stove, pantry and dishwasher - Sunroom/study, laundry, and storage room, lock up garage at the rear- Plans and engineering available to continue downstairs renovation (Awaiting permits Subject to Council Approval)- Plans inc. self- contained lower level with kitchenette, living/dining space, 2 bedrooms & bathroom.