

# 15 Carrajung Street, Rosebud, Vic 3939



## Sold House

Thursday, 17 August 2023

15 Carrajung Street, Rosebud, Vic 3939

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 830 m2

Type: House



Stephen Dodd  
0478037774



Peter Dodd  
0403409096

**\$1,300,000**

Experience this captivating home with tranquillity and breathtaking views over Port Phillip Bay and Bass Strait. Nestled in the highly sought-after Waterfall Gully Road area of Rosebud South. Embrace the grandeur of this architectural designed two storey, four bedroom home plus study designed with dual living in mind. The second storey is set up as a parent's retreat & haven from the downstairs living. Versatile living spaces with three expansive living areas, yours to personalise and create the perfect sanctuary for relaxation, entertainment, and cherished moments. The master bedroom has a large BIR, spacious bathroom with double vanity, shower, toilet and corner spa bath to sit back & relax in after a hard day's work, also with sliding door access to the balcony to take in the morning bay view delights. The upstairs living area has a generous open plan with a large family room & decking that opens up to the panoramic bay view where you can take in the beautiful sunsets. The kitchen has a breakfast bar, ample cupboard space, electric oven, stainless steel rangehood & gas stove top. There is ample dining space either inside or out on both front & back decks, accompanied by a space that has been used for a library or to just sit back, relax & take in the serenity of the local bird life & bushland. Just when you think the space provides all that is needed it is also accompanied by a study & powder room. So, perfect space for entertaining & for guests to enjoy all of this magnificent location. The ground floor level leads to dual living or potential income as bed & breakfast or air B&B and holiday home. Three spacious bedrooms with large BIR, generous living area, kitchenette, bathroom with separate shower, bath, toilet & single vanity. The laundry has expansive storage and space for folding the washing. Energy efficiency embraces sustainable living with the inclusion of solar panels, contributing to a greener and more cost-effective lifestyle. You will delight in the charm of low-maintenance lush gardens, lovingly designed to create a peaceful ambience. Unleash your green thumb with a bountiful veggie patch and fruit trees, adding a touch of freshness to your culinary creations. Ample storage and parking with an extra-large garage awaits, providing convenient on-site parking for your caravan, boat, or trailer, ensuring your adventurous spirit is always ready. The home is located in the well sought after Rosebud South within close proximity to shops and public transport, ensuring ease and convenience for your daily needs. A short drive or walk to the General Store, hairdressers, milkbar, nursery & cafe, fish & chips, bakery, pharmacy and fresh fruit, vegetables and produce store. All of these are a short drive to the beaches, local cafes & restaurants. A privileged retreat to escape the bustle of everyday life and retreat to the quiet and peaceful ambience of your own sanctuary. Feel the serenity wash over you, as the stresses of the day melt away, leaving only blissful tranquillity behind.

- 2 Car parking spaces in garage
- Up to 4 additional open car spaces
- Ducted Vacuum system
- Ducted Heating
- Split system Air Conditioning
- Split system Heating/Cooling
- Downlights
- Additional storage cupboards
- Mixture of tiles, carpet & timber floor boards
- Gas stove
- Electric oven
- Stainless steel rangehood
- Miele Dishwasher
- Sun Blinds
- Rear decking & Verandah + Outdoor TV
- Timber Balcony with Sun blinds
- Shed storage
- PV Solar
- Undercover clothes line
- 10,000 Ltr water tank
- 4 x 5,000 underground water storage tanks & pump