

**16/419 Waterfall Gully Road, Rosebud, Vic 3939**

**FLYNN&CO.**

**Sold Unit**

Thursday, 14 December 2023

16/419 Waterfall Gully Road, Rosebud, Vic 3939

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 130 m2**

**Type: Unit**



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**\$749,000**

A boutique over 55's gated community and a quality residence with nothing to do but simply enjoy. This is an extremely rare opportunity to purchase a stunning 3 bedroom, 2 bathroom low maintenance home, securely nestled in a beautifully maintained complex. The home has been thoughtfully planned for today's needs with a well proportioned master bedroom with a spacious walk in robe and full ensuite. The modern and open kitchen/meals area is a great size with quality fittings. Additional features including ducted heating and cooling, beautiful window furnishings and high ceilings. Off the meals area is the sliding doors opening out to your own private deck and courtyard area all beautifully landscaped. The second and third bedrooms provide a comfortable space for visitors together with a good sized family bathroom. The double garage also has direct access into the home. If you don't have a car, or you just don't want to drive as much, you can just hop onto the community bus as it passes your door. Combine all this with solar panels (installed but not yet connected to the grid), gas hot water and rain water tank providing a 6 star energy rating, this is really a smart investment. Another added benefit is the fully equipped Recreation Room and BBQ facilities with its planned activities for use by residents and their guests available to book at any time. PLEASE NOTE: ONLY AVAILABLE BY PRIVATE INSPECTION - NO OPEN HOMES WILL BE HELD FOR THIS PROPERTY.