

2/197 Rosanna Road, Rosanna, Vic 3084



Unit For Sale

Friday, 15 March 2024

2/197 Rosanna Road, Rosanna, Vic 3084

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Mark Britt
0394973222



Hayden Reed
0412321025

\$650,000-\$685,000

Expressions of Interest Closing Monday 15th April at 6:00pm Unless Sold Prior
Set well back towards the rear for sought-after privacy, peace and quiet, this delightful two bedroom villa unit stands alone in a superbly spaced group of only three in an incredibly convenient Rosanna location. An attractive garden-set profile creates a wonderful first impression that continues to the last as a well-designed and presented single-level interior flows effortlessly to a secluded north-facing rear courtyard garden. Easy low-maintenance living and outdoor entertaining are the focus of this fabulous home that with ducted heating and evaporative cooling offers complete comfort in a tranquil setting complemented by a lock-up garage that adjoins an extra car parking space. Fresh and inviting, both the two bedrooms are generously proportioned and incorporate mirror built-in robes while central is a spacious bathroom (shower plus a bathtub) and a separate toilet. Large windows in the living room coax an abundance of natural light throughout before leading to a sizable casual dining area, a superbly updated kitchen and a full-size laundry. There's loads of space in the sunny rear courtyard that's ideal for enjoying time alone or with guests in a garden setting that's perfectly private, completely secure and easily maintained. An ideal opening for downsizers, first-home buyers and astute investors, this immaculate villa unit offers desirable convenience in the Banyule Primary School and Viewbank College zones near Rosanna Village cafes, Burgundy Street precinct shopping and hospitals, train station, buses and the Rosanna Parklands. Miles Real Estate.