

# 22 Cleeland Court, Rosebud, Vic 3939



## House For Sale

Thursday, 23 November 2023

22 Cleeland Court, Rosebud, Vic 3939

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 906 m2**

**Type: House**



Rob Lewis

0450209007

## **SALE BY SET DATE - DEC 19th**

Presented ready for an immediate start, this opportunity is set to inspire those looking for a project to embark on as first home buyers, or seasoned developers with an eye for unrivalled potential. Set on an allotment of 906sqm (approx.) the original residence sits without internal fittings offering a dual level floorplan to work within. Moments from Yawa Aquatic Centre, Rosebud Secondary College and freeway access to this location highlights the Peninsula's most accessible holiday destination whilst ensuring dreamy potential as a permanent residence. Cleared to preserve a mature gum and spectacular xanthorrhoea the allotment has been levelled allowing your imagination to run wild with scope for a secure front yard, pool and extension of the existing footprint to cater to a larger family. Newly fenced with a raked colorbond finish the true scale of this space becomes apparent moving from street view to the rear yard where Arthurs Seat centres the outlook whilst an elevated landscape invites a sweeping deck to extend the upper level. Currently configured with a flexible layout the upper level hosts all living/accomodation, whilst the ground floor offers a double garage, and second living/bathroom with the signature original beach holiday design. Surrounded by space, the residence boasts unlimited potential for re-design to transform this iconic 80's design into a contemporary beachside residence celebrating proximity to all that the Mornington Peninsula is loved for. Proximity to the heart of Rosebud ensures the coastal lifestyle is balanced with genuine livability, just 400m to Yawa Aquatic centre, the immediate landscape is rich with recreational facilities whilst Port Phillip Bay sits within walking distance. SALE BY SET DATE - Tuesday 19th December unless sold prior Contact Rob Lewis on 0450 209 007 to arrange an inspection or for any further information