

22 Yambill Avenue, Rosebud, Vic 3939



Sold House

Wednesday, 27 March 2024

22 Yambill Avenue, Rosebud, Vic 3939

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1256 m2

Type: House



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Contact agent

Situated on 1256sqm (approx.) and nestled only a 20 minute stroll from the Waterfall Gully shopping precinct, this property presents a multitude of opportunities for redevelopment (subject to council approval) or immediate occupancy in this spacious 4-bedroom, 2-bathroom family home. The home comprises four bedrooms with built-in robes, including a master with an en-suite and walk-in robe overlooking a peaceful landscape. The bedrooms are serviced by a generous laundry with external access and a full main bathroom with a bath and separate shower. The living areas offer ample space, starting with a formal living area featuring a fireplace that leads to the family room, which seamlessly flows into the fully equipped kitchen and meals area with lovely backyard views. An alfresco area provides a covered space for entertaining and overlooks a vast rear yard with a large fully fenced heated pool and a large fire pit area. Close to Arthur's Seat National Park with access to stunning bushwalks, this property is situated on the Two Bays Walking Track, offering unparalleled outdoor exploration opportunities. The covered deck provides an inviting space to relax and entertain, with the added bonus of potential bay views from elevated positions. The surrounding streets and location boast charm and convenience, while the property's Airbnb potential, with peak nightly rates of up to \$1000 promises lucrative returns. Landscaped gardens attract native birdlife, enhancing the tranquil atmosphere, and bay glimpses can be enjoyed from both the deck and third bedroom. Sunset views are a highlight from the deck, while additional comforts include ducted heating, split system air conditioning, a spa bath, and a convenient laundry setup. This property is perfect for those seeking a sea change with a rural ambiance. Situated within a short drive to the Bay Views Golf Club, wineries, Peninsula Link, and the growing infrastructure of the Rosebud foreshore and shopping precinct, the convenience offered is superb. Estimated rental return: \$795 per week.