

**23 Miller Avenue, Rosedale, NSW 2536**



**Sold House**

Friday, 22 September 2023

23 Miller Avenue, Rosedale, NSW 2536

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 632 m2**

**Type: House**

**\$1,065,000**

This delightful cottage with northly aspect and wonderful ocean and Rosedale beach views, evokes memories of carefree beach holidays filled with surf, sand and laughter. It has been a much-loved family holiday retreat where days began with a towel thrown over the shoulder and morning swim at beautiful Rosedale beach followed by lazy days reading, playing board games and relaxing on the deck with friends and family. Perfect to enjoy as is or packed with potential to design your future dream home. Properties with this location, views, aspect and charm are rare to the market. Features include:- North facing deck with glorious ocean views- Open plan living with wrap around windows to capture the ocean views- Updated kitchen with electric cooktop and stove- Main bedroom with lovely ocean views and storage- Second bedroom with storage- Quality window blinds throughout the property- Combined bathroom and laundry- Second deck at the rear of property – perfect for the bbq- Outside hot and cold shower - Short stroll to Rosedale beach- Owners previously had DA approved plans, which have now lapsed, but may be able to be resubmitted (STCA). Plans available on request.- Land size 632m<sup>2</sup>- Rates \$3,311 p/a- Potential rent \$500 p/w