

**23B Rosella Road, Parkdale, Vic 3195**



**Townhouse For Sale**

Wednesday, 8 May 2024

23B Rosella Road, Parkdale, Vic 3195

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Townhouse**



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**\$1,650,000 - \$1,720,000**

BAY VIEWS UNDER 300M TO THE SAND Distinctly different and impressive, boasting a clever reverse floor-plan to take in privileged water views. This striking haven makes a superb entertainers paradise or family home. You're spoilt for choice with a bounty of indoor/outdoor spaces, as both levels provide living and entertaining zones flowing from inside to out. Perfectly placed with golden sand just a short stroll away, granting a fabulous lifestyle and absolute serenity from its private rear position. Designed for ease and entertaining, a spacious, stone bench-top kitchen is situated upstairs and appointed with premium appliances and breakfast bar, effortlessly catering for casual meals as well as lavish celebrations. The lounge extends to a balcony with bay views, where after long summer days at the beach you can enjoy drinks on the balcony watching breathtaking sunsets over the water. A second balcony brings the sea breeze to the adjoining dining zone and downstairs, an expansive living space opens out to an easy-care backyard set up for relaxed alfresco entertaining with a built-in BBQ and outdoor shower to rinse off the sand. Framed by low-maintenance landscaping, a water feature adds to the relaxed ambience. The top-level master features an ensuite, mirrored built-in-robe and a walk-in-robe and downstairs two robed bedrooms share the bathroom with spa bath. One of only two, on its own title with no Body Corporate, comfort is assured with ducted heating and cooling boosted by split systems and plentiful storage. A powder room, video intercom on both levels, water tank and a double auto garage with additional off-street parking completes this sophisticated package. Within moments of bus routes, a walk to the station and eateries. Close to Mentone's top schools and zoned for Parkdale Secondary. This is the perfect slice of enviable Parkdale lifestyle, ready for easy living and entertaining bliss. For all enquiries please contact Andrew Plousi 0411 799 023 Hodges Mentone. Live Streaming via GAVL Hodges clients have the opportunity to watch live property auctions. Register to watch through [www.gavl.com](http://www.gavl.com) or copy & paste the property link: <https://x5u9a.app.goo.gl/Gy7g4> To be able to watch online, you must download the free GAVL App.