

24 Third Avenue, Rosebud, Vic 3939



House For Sale

Monday, 27 May 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 385 m2

Type: House



Shane Fox
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Tanjil Williams
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\$695,000 - \$750,000

When location matters, and it always does, look no further than this 2/3 bedroom, 1 bathroom beachside residence resting on 386 sqm (approx.) flat coastal land. Be the envy of all your friends when you are only a few hundred meters away from getting the sand on your toes! Upon entry the coastal feel begins with relaxed entrance hall, living room/3rd bedroom with open fire place, timber floorboards, high ceilings, crisp white tones and free flowing floorplan. The bedrooms are serviced by a central family bathroom with walk-in shower, vanity and toilet. A modern kitchen and dining zone are illuminated in natural light from the skylight and lead you to the laundry, second toilet and rear yard. Outside the fully fenced yard houses an outdoor decking area, garden shed and off street parking. Other highlights include:

- Ceiling fans
- Master bedroom with BIR
- Updated kitchen with dishwasher, double sink and plenty of cupboards
- Updated bathroom
- North-west facing rear yard
- Fully fenced
- A few hundred metres from the foreshore

Being walking distance to everything the Rosebud has to offer, close to public transport, cafes, restaurants, shops, Bay Trail and schools, this home will appeal to the first home buyer, permanent resident and astute investor alike. With a secure tenant in place earning approx. \$22,000 receive an instant return on your investment. With opportunities close to the water become more scarce, don't miss out on the fabulous opportunity.