

# 3 Sheridan Road, Rosebud, Vic 3939



## House For Sale

Tuesday, 6 February 2024

3 Sheridan Road, Rosebud, Vic 3939

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 333 m2**

**Type: House**



Jonathan Wegner  
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Jenny Wegner

**\$620,000 - \$665,000**

Impeccably maintained & neatly presented, this light-filled 3 bedroom home on its own Title, sits on an easy-care 333sqm block. Brilliantly positioned just 700 metres from the family friendly shores of McCrae Beach and a leisurely 10 minute stroll to McCrae Plaza. An excellent opportunity to downsize, invest, or use as the ideal low maintenance holiday home. The North-facing living area is beautifully bathed in natural light & well serviced by a new split system A/C. The meals area sits adjacent to the functional kitchen with wall oven, gas hob, ample storage, and access to the large covered alfresco through the sliding door. The master bedroom is generous in size, with built-in robes & a sunny garden outlook. All three bedroom are serviced by a neat family bathroom with separate shower, bath & toilet. The large 7x3.5m garage provides the ideal storage for a car and beach gear, while the gated side access can securely house a trailer or jetski. Even your furry friends are well catered for, with the Woodvale Grove dog park just across the road. Perfectly private with a fully fenced yard and lovely native gardens, your easy-care Peninsula lifestyle awaits! All distances mentioned are approximate