

**31 Elwers Rd, Rosebud, Vic 3939**



**Sold House**

Wednesday, 27 September 2023

31 Elwers Rd, Rosebud, Vic 3939

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 727 m2**

**Type: House**



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**\$835,000**

Step into the realm of possibilities with this remarkable property boasting an expansive 727sqm of land, brimming with exciting subdivision potential (subject to council approval - STCA). The existing residence has undergone meticulous updates, making it a compelling prospect for discerning investors and savvy homebuyers alike.

**Key Property Features:**

- Subdivision Prospects (STCA):** Dive into the potential of subdividing and constructing at the property's rear, opening doors to a world of development opportunities (subject to Council Approval). This versatile land parcel is a canvas for innovation.
- Modernized Residence:** The current dwelling has been thoughtfully modernized, featuring fresh paint throughout, new carpets, and blinds, seamlessly blending contemporary comforts with its timeless allure.
- Three Spacious Bedrooms:** Boasting three comfortable bedrooms complete with built-in robes, this residence offers ample space for a growing family or visiting guests.
- Newly Renovated Bathroom:** Revel in the convenience of a recently renovated bathroom, showcasing contemporary fixtures and premium finishes.
- Contemporary Kitchen:** The kitchen has been tastefully updated to meet the demands of modern living, offering a stylish setting for culinary creativity.
- Double Garage:** Your vehicles find secure shelter in the expansive double garage, offering both convenience and extra storage capacity.
- Climate Comfort:** A cozy cannon gas fireplace in the living area infuses warmth and character, perfect for those chilly winter nights. Additional comforts include split system heating/cooling and a ceiling fan in the master bedroom.
- Prime Location:** Nestled in a highly sought-after locale, you'll relish the convenience of being in close proximity to the foreshore, amenities, schools, shopping, and more.
- Bore water system** located on property for added convenience.

This property presents a rare opportunity to secure a well-maintained home with the promise of future development. Whether you are an investor, developer, or homeowner seeking a property with growth potential, this opportunity should not be overlooked. Contact us today to explore the boundless possibilities and envision your future in this promising location.