

**35 Ellesmere Parade, Rosanna, Vic 3084**



**House For Sale**

Saturday, 9 March 2024

35 Ellesmere Parade, Rosanna, Vic 3084

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Greg Taylor

0409090611

**\$1,250,000 - \$1,300,000**

Introducing contemporary enhancements behind a classic '60s façade, this flawless family home delivers timeless comfort, single-level convenience, and an idyllic lifestyle in a sensational locale. 450 m to Rosanna Village and station, closer still to Rosanna Parklands and the tracks and trails along Salt Creek, it is central to schools, kindergartens and early learning centres and just a few minutes from Northland in one direction and the Austin hospital precinct in the other. Step inside to discover polished timber floors complementing fresh paint in an interior that will surprise you with its style and delight you with its dimensions. Two separate, light-filled living and entertainment spaces ensure harmonious living for the entire family. A spacious, refined lounge at the front of the house is complemented by an expansive open-plan living at the rear. Wrapping around a Caesarstone stone kitchen that features premium Smeg and Bosch appliances, soft close cabinetry, and an enormous breakfast/preparation bench, sliding doors ensure a seamless transition to a large, paved, sun-soaked alfresco area. The main bedroom offers a wall of fitted built-in robes and a sleek contemporary ensuite finished with a rain head shower, while the two remaining bedrooms share a family bathroom with updates, including a rain head shower and a back-to-the-wall bath. Along with a garage opening to under house storage, further extras include an alarm, ducted heating and cooling, a connection to the NBN, loads of internal storage options, and a family-sized laundry.