

# 40 Jones Crescent, Rosanna, Vic 3084



## House For Sale

Monday, 8 January 2024

40 Jones Crescent, Rosanna, Vic 3084

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 561 m2**

**Type: House**



Walter Ortner  
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**ESR: \$880,000 - \$950,000**

Looking for an opportunity to renovate, build or develop (STCA) then this property is for you. Last offered to the market in the middle 1980's this house has seen better days since then but now needs a buyer with a vision for the future which may be a complete top to bottom renovation or demolition and a new home build. Situated on 561sqm, the house offers a great floorplan (and most likely timber floorboards underneath just waiting to be polished) with 3 good sized bedrooms (BIRs), a central bathroom with pull-down stairs to attic access, two large light-filled living spaces, kitchen with meals area, sunroom, separate laundry, separate toilet and a single lock up garage. Situated in a quiet Crescent offering quick access to Rosanna Road, Lower Plenty Road and Greensborough Road and just minutes from Heidelberg's Burgundy Street retail precinct and a choice of primary schools including Banyule Primary, Rosanna Golf Links Primary and St Martin of Tours Primary, along with Viewbank College.