

# 43 Rosserdale Crescent, Mount Eliza, Vic 3930

## House For Sale

Thursday, 14 March 2024

43 Rosserdale Crescent, Mount Eliza, Vic 3930

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 696 m<sup>2</sup>

Type: House



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## AUCTION SAT 13th APRIL 4:00PM

A trifecta of nature's finest with aspects spanning Melbourne's city skyline, the You Yangs and Mornington Pier, this unassuming four-bedroom home makes clever use of its private beachfront position with ample glazing, a breezy indoor-outdoor footprint and private beach access. Providing a place to spend your afternoons as the colours change across the sky, a generous decked alfresco with motorised blinds marries effortlessly with open plan living and dining spaces, while a practical kitchen with walk-in pantry, and premium appliances serves as a hub for culinary creativity and easy meal preparation. Having inspired the love of water sports for one of Australia's Olympic rowers, this clifftop beauty welcomes a lifestyle of sand, snorkelling and stand-up paddle boarding within one of Mount Eliza's most prestigious streets. Perched on the cliff top above the northern end of Ranelagh Beach Panoramic views of the You Yangs, Mornington Pier and Melbourne's city lights West-facing, with walls of windows creating an idyllic indoor-outdoor atmosphere Heat & Glo gas fireplace in open living/dining area In-built bar with mirrored splashback Kitchen with wall oven and electric cooktop, Gaggenau burner and ASKO dishwasher Decked alfresco with motorised blinds and ceiling fans Compact gardens with neat appeal and a private beach access Master retreat with walls of windows, lavish ensuite and walk-in robe Three secondary bedrooms, two with robes Main bathroom, laundry with additional shower Gas ducted heating throughout, with split-system air conditioning (x2) Outdoor shower, double garage with rear roller for easy (small) boat/kayak storage Four camera security system, alarm system Walking distance to Mount Eliza Village, the Ranelagh Club and Mount Eliza Tennis and Bowling Club.