

**44a Hayes Avenue, Rosebud, Vic 3939**



**Townhouse For Sale**

Tuesday, 21 November 2023

44a Hayes Avenue, Rosebud, Vic 3939

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: Townhouse**



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**\$1,250,000 - \$1,350,000**

Embodying an impressive coastal ambience through light-filled proportions and a sophisticated colour palette, this rear townhouse of only two welcomes an effortless foundation for refined beachside living. Placed beachside to the freeway, within a gentle stroll to Rosebud Foreshore and Rosebud Beach Shopping Centre, an unravelling of reserves and playgrounds highlights an almost flat walk to Rosebud's retail and cafe precinct. No compromise on bedrooms here, there are 2 main suites, one ground floor and one first floor. Take your pick, there are no losers, just winners here. Resting beneath raised ceilings, a romantic seaside sense embraces a four-bedroom layout where private first-floor aspects balance a ground-floor garden outlook. Spilling atop engineered timber floors, an entertainer's haven spotlights a stone-finished kitchen with island bench complete with built in wireless phone charging pads.....amazing.. and premium appliances amongst an open living and dining domain. Complete with ensuite and walk-in robe, dual master suites offer flexibility for families or guests across the levels, with two additional robed-bedrooms sharing access to a bright family bathroom. A series of added spaces extends functionality with a guest powder room, secondary lounge, under-stair storage room, outdoor courtyard with private yard, double garage and dedicated laundry, while split-system air conditioning confirm the comfort. Welcoming downsizers, professional couples or young families who wish for a leisure-based lifestyle without the up-keep, this brand new statement in luxe contemporary living welcomes a lifestyle of endless beach days and premium convenience.