

**45 South Road, Rosebud, Vic 3939**



**House For Sale**

Friday, 1 March 2024

45 South Road, Rosebud, Vic 3939

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 706 m2**

**Type: House**



Grant McConnell  
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**\$670,000 - \$730,000**

This sun-drenched mid-century cottage is the epitome of a bayside holiday house and is set just 500m walk to the beach. A warm welcome awaits in the updated property, with high ceilings, whitewashed walls and light timber flooring enhancing the relaxed coastal vibe. It also has a few features that you might not expect such as a separate studio and extra outdoor bathroom. Having been run as a very successful holiday let, it could easily continue to do so. Or it might be a perfect escape for you and your family, for years of happy holidays ahead. - Open-plan living/dining room with ceiling fan and split system RC/AC - Kitchen has steel/timber benchtops, dishwasher, 900mm oven/cooktop - Expansive covered decking to front, perfect for balmy evening BBQs - 2 bedrooms (BIRs in main) and updated bathroom with laundry facilities - Covered rear deck to studio for extra sleeping/living space with RC/AC - Spacious, easy-care garden with level lawn, sand pit, shed, plus garage - Private outdoor bathroom with open-air bath/shower, 2nd laundry, WC - Front gated entry to ample parking/vehicle storage and double carport - Prime location moments to McCrae Shopping Plaza, easy freeway access