

**60 McCrae Road, Rosanna, Vic 3084**

**Nelson Alexander**

**House For Sale**

Wednesday, 22 November 2023

60 McCrae Road, Rosanna, Vic 3084

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 641 m2**

**Type: House**



Nunzio Sulfaro  
0394902900



Robert Cattnach  
0438833317

## **Auction \$850,000 - \$910,000**

Peacefully nestled in the tree-lined tranquillity of Rosanna, this classically charming family home shines with exciting potential! Secure a generous 641sqm block with spacious gardens front and back, ideal for the first home buyer or savvy investor seeking the perfect start with room to grow (STCA). Enter via the lovely raised porch overlooking the beautifully kept front lawn, inviting you through to the sun-soaked formal lounge where you can relax or entertain with fantastic warmth and light. Stunning timber flooring flows throughout the home, with in-floor ducted heating plus two gas heating units. Casual living and dining zones sit comfortably at the rear, readily accessing the central kitchen with excellent storage, servery to the dining and adjoining laundry space. Enjoy three large bedrooms (built-in robe to main) serviced by two separate bathrooms, one with bath and the other with shower and toilet. Adding to the charm is the large rear deck overlooking the huge backyard, currently a private sanctuary for the family with plenty of scope to potentially add, extend, subdivide or develop something brand new! (STCA) An extra-large shed offers storage space, with gated side driveway plus single carport. Enjoy Price Park, Banyule Flats Reserve and sporting clubs/cycling trails along the Yarra River, with an easy walk to bus transport as well as Banyule Primary, Rosanna Golf Links Primary and St Martin of Tours Primary. Just a few minutes further are highly sought-after Viewbank College and Viewbank Primary. Travel mere moments to the sprawling Rosanna Parklands plus local shops, cafes and city travel via Rosanna Station. Also nearby are La Trobe University, Northland Shopping Centre, the Eastern Freeway and central Heidelberg for Austin/Mercy Hospital, major supermarkets and Burgundy Street shops/cafes.