

**63 Eighth Avenue, Rosebud, Vic 3939**



**House For Sale**

Wednesday, 27 December 2023

63 Eighth Avenue, Rosebud, Vic 3939

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 395 m2**

**Type: House**



Paul Cunnington  
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Thomas Solunto  
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## **\$560,000 to \$600,000**

Auction Location: On - SiteSet is a desirable location, just steps to the shops and eateries of Point Nepean Road and the crystal-clear waters of the foreshore beaches is this two-bedroom house offering rare water views on an allotment of 395 sqm approx. The house in original condition offers floorboards throughout, two good sized bedrooms, a serviceable kitchen with upright gas cooktop an electric oven, a modest bathroom, and a covered rear patio with views of Arthurs seat. Under the house is a single garage and second living area or games room. The open plan living area, flooded with an abundance of natural light spills onto the covered front deck with water glimpses. The opportunity to the astute would be twofold. Either renovate and/or extend the existing home to create a comfortable residence. Or remove the existing house and replace with a double story home (stca) which would likely offer sweeping bay views, a rarity this close to the beach. This home will appeal to first home buyers, those wanting to renovate or to the buyer who appreciate the future capital growth of the location.