

**72 Spray Street, Rosebud, Vic 3939**



**Sold House**

Thursday, 22 February 2024

72 Spray Street, Rosebud, Vic 3939

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 447 m2**

**Type: House**



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**\$625,000**

Set in a desirable location, just steps to the shops and eateries of Point Nepean Road and the crystal-clear waters of the foreshore beaches this two-bedroom house on an allotment of 447 sqm approx. Despite being in its original condition, the house features desirable elements such as floorboards throughout, two spacious bedrooms, a functional kitchen and a modest bathroom. The top floor is flooded with natural light, enhancing the appeal of the property. Additionally, there is a beautiful garden and ample car accommodation available. The potential for this property is significant, offering two main options for prospective buyers. Firstly, there is the opportunity to renovate and/or extend the existing home to create a more comfortable living space. Alternatively, buyers may consider removing the current house and replacing it with a double-story home, subject to council approval (STCA). This property is likely to attract interest from various buyer demographics, including first-time buyers, those interested in renovation projects, and investors seeking future capital growth in the area. Overall, it presents a promising opportunity for those looking to make a smart investment in a sought-after location.