

**75 Mccrae Road, Rosanna, Vic 3084**

**Nelson Alexander**

**House For Sale**

Thursday, 14 March 2024

75 Mccrae Road, Rosanna, Vic 3084

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 703 m2**

**Type: House**



Michael Traikos  
0394902900



Liz Walker  
0394902900

## **Auction \$1,555,000- \$1,695,000**

Style and function blend seamlessly throughout this smartly designed family home, peacefully nestled in a parkland pocket of lush and leafy Rosanna. At just 11 years young with a flexible layout and generous 703sqm block, this like-new beauty ticks all the boxes for easy modern comfort and convenience! Enter via the charming entryway with built-in shelving for shoes and coats, first introducing this impeccable interior with stylish timber flooring, double-glazed windows, ducted heating and ceiling fans. A carpeted lounge/study sits just off the hall, impressively appointed with extensive built-in shelving of its own. Continue ahead to the spacious open plan living and dining zones, each enjoying excellent natural light with room for the whole family to relax and dine. The central kitchen serves brilliantly with ample cabinetry, sparkling glass splashback, quality stainless steel appliances and a wide island breakfast bar. Enjoy four carpeted bedrooms with built-in robes to three, while the main boasts lovely plantation shutters, his and hers walk-in robes and a delightful ensuite with double vanity and extra-large shower. The full family bathroom serves the other bedrooms with bathtub, shower and WC, while the large separate laundry also provides handy outdoor access. An additional rumpus zone is comfortably carpeted at the rear of the home, ideal for a media room or a games area for the kids. Sliding doors open the living zones out to the covered alfresco deck, effortlessly flowing to outdoor entertaining with plenty of room for a BBQ with all the friends and family. The huge backyard is the perfect private retreat for the kids to safely play, or to establish your dream garden. Parking is provided within the remote-control double garage, which also offers both rear and internal access to the home. Entry to the tranquil River Gum Walk is available mere footsteps from your door, while it's just minutes to peaceful Price Park or Banyule Flats Reserve adjoining the prized Main Yarra Trail. Walk to several beloved local schools, or travel easily to highly coveted Viewbank College and Rosanna Golf Links Primary. Also within moments are friendly Rosanna or Macleod Village for shops, cafes and trains to the city. Bus stops are a stroll away, with easy access to La Trobe University, Northland Shopping Centre, Austin/Mercy Hospital, Burgundy Street shops/cafes, major supermarkets, Yarra golfing and Eastern Freeway entry.