

**85 Rosebud Avenue, Rosebud, Vic 3939**

**House For Sale**

Friday, 10 November 2023



85 Rosebud Avenue, Rosebud, Vic 3939

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 11**

**Area: 3125 m2**

**Type: House**



**MINUS THE AGENT**

Minus The Agent Sales  
1300797170

**\$2,000,000 - \$2,200,000**

Phone enquiry code for this property : 3638A Desirable Opportunity Not often presented in the area, and full of features that will appeal to many family requirements, is this wonderful property on over 3100 m<sup>2</sup>, boasting a position within the coveted Waterfall Gully Rd precinct. The home boasts 4 bedrooms, (master with newly renovated ensuite and walk in robe), plus an office / living area separate to the house. With extensive shedding, car accommodation, pool and outdoor entertainment area, this property provides you privacy and space, with a multitude of living options. It also has current plans and permits for a 2 bedroom granny flat if you are looking to provide extended family accommodation. A tranquil lounge and dining area with gas log fire greet you as you enter the front door , and being just off the master bedroom it provides a quiet retreat. There are a further 3 bedrooms , full bathroom and separate toilet towards the rear of the property . The open plan family room, TV and meals area are spacious with a Coonara wood fire for those cool Winter nights, overlooking the expansive back yard and outdoor entertaining area. The fully renovated kitchen is a delight to cook in, with dual AEG Ovens , including microwave and a Steam Oven, Asko integrated dishwasher and Ariston gas hotplates. All with gorgeous Quantum Quartz benchtops and new quality cabinets. Split system A/C systems to Master Bedroom, Family room, Workshop and Office New laundry fit out, benchtops and cabinets Triple car garage with remote doors New 12 x 7m shed with extra high roller doors and LED high bay lighting to take the caravan. Solar heated pool 14KW Solar system. Security cameras and monitoring system This property is within walking distance to the Waterfall Gully shops featuring a General Store, hairdresser, bakery, Café, Takeaway , Pharmacy and Fruiterer, and also captures the Padua College and Rosebud Secondary College precinct. The school bus is at the end of the street. With Rosebud Plaza and the Aquatic Centre only a short drive away, and 2 minutes to the Freeway entrance, you have all of the major conveniences at your doorstep. Private inspections are available on request. Phone enquiry code for this property : 3638