

**93 Rosebud Avenue, Rosebud, Vic 3939**

**KAY & BURTON**

**House For Sale**

Friday, 10 May 2024

93 Rosebud Avenue, Rosebud, Vic 3939

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1676 m2**

**Type: House**



Andrew Hines  
0400630630



Ruth Williams  
0359891645

## Private Sale

Unforgettable in design and peerless in quality, this extraordinary single-level home symbolises pristine craftsmanship and serene family living. Set against the backdrop of landscaped gardens that stretch across 1,676 sqm (approx) in the sought-after Waterfall Gully region, it offers an unparalleled sanctuary that is both private and exquisite, within easy reach to excellent schools, cafes, shops, hinterland wineries and the allure of surf and bay beaches. Unassuming from the outside, the home's modern facade gives way to thoughtfully zoned family spaces designed with entertainment at its core, with a spectacular open-plan living and dining area creating an idyllic ambience with an electric fireplace and large windows framing the gardens. Bi-fold doors seamlessly transition to the entertaining area, where an outdoor BBQ kitchen, a wood-fired pizza oven, and an inviting open fireplace beneath striking ornamental grape vines offer a memorable setting for year-round enjoyment. The stunning kitchen with a pressed tin splashback complements the entertainer's flair, featuring stone benchtops, Smeg 900mm gas stove, and a Bosch dishwasher. Beautifully zoned, the three robed bedrooms are located within a guest wing and are organised around a contemporary family bathroom with a separate WC and sitting room/office, whilst the main bedroom is privately positioned with a walk-in robe and an elegant ensuite equipped with dual vanity. Outside, high hedges of pittosporums ensure privacy, enclosing the meticulously kept lawns and vibrant gardens. The property also features a large shed with a powder room and wood-fired heater, a concreted court for basketball, a chook run, and vegetable and herb gardens. Close to freeway access and the area's renowned attractions, this exceptional home is an enticing sanctuary, complete with hydronic heating, air conditioning, 8kw solar power, two 5,000L water tanks, a security system, a double remote garage with EV charger and gated access for a caravan.