

1 Third Avenue, Rosebud, VIC, 3939



House For Sale

Sunday, 18 August 2024

1 Third Avenue, Rosebud, VIC, 3939

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Type: House

Shovel Ready Development - 100% Blue Chip Real Estate

Approved plans and permits are offered with this "Solid as a Rock" Investment.

We are offering one lucky purchaser the very best opportunity, right here, in one of the most desirable locations in Victoria in 2024.

Rosebud is the Place to be right now!

This site is Development ready and includes the following assets:

- Planning approval and permit
- All Civil And Engineering And Draining Drawings
- Stamped architectural approved Plans
- Architectural construction issue drawings
- Property Info Certificate
- Geo Technical Site Investigation Report
- Feature Level Survey
- Energy Reports
- Asset Information Report

The rush is on to live by the beach and this most popular seaside location will bring you everything you have been missing out on this year.

With approved plans and planning permit for 4 separate dwellings.

- The latest date for the commencement of the development is 29 January 2025
- The latest date for the completion of the development is 29 January 2027

This property is literally within a few hundred metres of the golden sands of Port Phillip Bay.

Instant income is assured as the property offers:

- Solid tenant returning a generous \$19,000 PA (no current rental agreement)
- 3 Bedrooms all with B.I.R's
- Spacious kitchen with dishwasher
- Air conditioning and gas heating
- Of brick and shadow clad construction
- Enclosed double carport
- Triple garage measuring 12.9m x 6.0m (approx)
- Outdoor shower and bore water

In simple terms you would want to be quick to secure this unique coastal opportunity.

This opportunity is worth a call.

There can be only one.

Once it's gone.....it's gone.