

**117 Seventh Avenue, Rosebud, Vic 3939**



**House For Sale**

Wednesday, 3 July 2024

117 Seventh Avenue, Rosebud, Vic 3939

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 377 m2**

**Type: House**



Joe Falzon  
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Ben Kenyon  
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## **\$560,000 to \$610,000**

Nestled in the heart of Rosebud, this charming two-bedroom home on Seventh Avenue offers an exceptional opportunity for couples and first home buyers. The welcoming floor plan includes a cozy living area with beautiful hardwood floorboards, leading to a well-appointed kitchen. Each bedroom is comfortably sized, providing a perfect retreat at the end of the day. The outdoor courtyard is a delightful space for relaxation or entertaining friends. A secure garage ensures your vehicle is safely stored, while additional off-street parking adds convenience. Other features include solar panels, split system heating/cooling, sunroom and gas heater. The property's prime location means you're just moments away from Rosebud's shopping precinct, parks, and pristine beaches, offering a lifestyle of ease and enjoyment. With proximity to quality schools like Rosebud Primary School and easy access to public transport, this home is positioned for both convenience and comfort. Move in and enjoy, renovate or build your dream home the choice is yours. This entry level buying in Rosebud won't last long.