

**13 Berrima Road, Rosanna, Vic 3084**

**Nelson Alexander**

**House For Sale**

Wednesday, 10 July 2024

13 Berrima Road, Rosanna, Vic 3084

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 637 m2**

**Type: House**

## **Auction \$880,000 - \$950,000**

Secure in the heart of rewarding Rosanna comes this exciting opportunity – an original home on a generous allotment with outstanding development potential! Refresh, rebuild or redevelop (STCA) on approx. 637sqm, perfectly placed near essential amenities in the coveted Viewbank College zone. The current home offers ample scope to renovate with formal lounge and dining rooms, diner-style kitchen and meals, spacious family room with bar, two large bedrooms (BIRs), third bedroom/rumpus, central bathroom and separate laundry. Parking is provided in the double front carport, while the huge backyard is a blank canvas leading down to a large storage shed. This extensive block boasts above-average frontage, quietly nestled on the high side of one of Rosanna's most serene tree-lined streets. Take advantage of the space on offer to knock down and start fresh with your dream family home, or invest in potential townhouses (STCA) with fantastic family appeal! Stroll to Greville Road shops and local cafés, with an easy walk into Rosanna Village for boutiques, cafés and city trains. Enjoy the Warringal Parklands with cycling trails and golfing on the Yarra, while quality schooling includes Banyule Primary, Our Lady of Mercy College and highly sought-after Viewbank College. Bus transport runs along Rosanna Road, with easy travel to Burgundy Street shopping/dining, Austin/Mercy Hospital, Northland Shopping Centre, La Trobe University and easy freeway access including the upcoming North East Link.