

**15 Brassey Avenue, Rosanna, Vic 3084**

COLLINGS  
REAL ESTATE

**House For Sale**

Thursday, 18 April 2024

15 Brassey Avenue, Rosanna, Vic 3084

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 927 m2**

**Type: House**



Spiros Vamvalis  
0420747919



Christian Gravias  
0394862000

**Submit Your Offer - \$1,350,000 - \$1,450,000**

Expression of Interest Ending on the 15th of May 2024 at 5:00pm Unless Sold Prior

Nestled in the highly sought-after Rosanna Golf Link Primary School Catchment only a quick walk away from the prestigious primary school itself, this light-filled home sits atop a level hill, boasting a sizable stretch of land and promising potential. Held tightly for over 35 years on a 927m<sup>2</sup> allotment (approx.) with an expansive rear garden, this well-presented residence offers immediate comfort and the excitement of future possibilities. The property caters to diverse needs with options to renovate/extend, build a new family home, or explore redevelopment opportunities (STCA). Just a few modern touches could breathe new life into this inviting interior, with a spacious layout featuring three large bedrooms, central bathroom, kitchen and living/dinning area. Complete with a garden, lock-up shed, and carport, this charming home, is just moments from your choice of quality schools including St Martin of Tours Primary, Rosanna Golf Links Primary, Rosanna Primary School, Viewbank College and Viewbank Primary School. Other nearby amenities include Rosanna and Macleod cafes, shops, and train stations, as well as an abundance of parklands, La Trobe University, Heidelberg hospitals, Northland Shopping Centre and plenty of golfing options.\* Please note there was a misprint on board, at 15 Brassey Avenue Rosanna Victoria 3084. The property does have an easement at the rear of the property \*