

**196 Ninth Ave, Rosebud, Vic 3939**



**House For Sale**

Wednesday, 19 June 2024

196 Ninth Ave, Rosebud, Vic 3939

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 380 m2**

**Type: House**



Shane Fox  
0359864900



Tanjil Williams  
0359864900

**\$595,000**

Solid Coastal Home\*\* This home is for sale by close date being - Thursday 4th July at 12:00pm \*\*Situated on 380 sqm (approx.) this well cared for 2-bedroom 1 bathroom home of brick construction is situated in a quiet enclave close to the Rosebud RSL, YAWA Aquatic Centre, shops, transport and the Rosebud Foreshore. Upon entry the open plan kitchen/living/dining area greets you and is warm and inviting from the natural sunlight streaming through the large front facing windows. In the well thought out kitchen, you will find a large island bench, double sink, electric cooking, ample cupboards and pantry. Both bedrooms feature built in robes and are serviced by the central family bathroom. Towards the rear of the home you will find the laundry and generous sunroom/rumpus room/family room with sliding doors to the undercover alfresco area perfect for relaxing or entertaining friends all year round. Other highlights include:

- Air-conditioning unit
- Gas heater
- Family bathroom with over bath shower, vanity and separate toilet
- Generous sized bedrooms
- Large garden shed
- Single carport

Perfect as a first home, holiday home, permanent residence or your next addition to your investment portfolio an inspection is sure to impress. Receive an instant return on your investment as this home is currently tenanted earning approx. \$24,000 p/a. Don't let this opportunity slip by, call now to secure your inspection of this beachside home.