

**3 Coorabong Avenue, Rosebud, VIC, 3939**



**House For Sale**

Sunday, 18 August 2024

3 Coorabong Avenue, Rosebud, VIC, 3939

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**

## Get Your Toes Wet - Seconds To The Beach

### HIGH END QUALITY - BEACH SIDE LOCATION

Thoughtfully considered and crafted with meticulous attention to detail, this brand-new luxury residence sets the standard for quality and design excellence.

The beautifully constructed home is flooded with natural morning sunlight and features the ease of coastal living and offers a universal design and zoned living with the main bedroom at the front of the home while the 3 bedrooms and 2 bathrooms are zoned privately to the rear.

Only a very short stroll to a multitude of shops, cafés and restaurants and with the multi-million dollar YAWA aquatic centre, schools, parks and the golden sands of Port Phillip Bay are within easy reach.

Features of this stunning coastal home include:

- 4 Bedrooms
- 3 bathrooms
- 2 generous living zones
- Stone designer kitchen
- "Wet" butler's pantry
- Spacious dining area and study
- Courtyard with timber deck
- 7-star energy rating
- R/C ducted heating/air-con and gas log fireplace
- 900mm induction cooktop/oven,
- Integrated dishwasher
- 2 ensuites with large rainfall showers
- Fully-tiled bathroom with freestanding tub
- Stone wall-hung vanity and toilet
- Separate powder room
- Alfresco deck and courtyard
- Luxury hybrid floorboards
- Wool carpet and rectified porcelain tiles
- Chic black tapware and accessories
- Hall storage, powder room
- Video intercom, ducted vacuum
- 4,000l rainwater tank, garden shed
- Remote double garage with internal access
- Exposed aggregate driveway

If a duopoly of cutting edge design and a beach side location is what you value then your ultimate value rests right here.

There can be only one to own this most desirable location.

Luxury and style live here.....will you?

Call Shane Fox on 0408 272 325 or Tanjil Williams on 0408 301 445 to book a private inspection.

