

**34 Leon Avenue, Rosebud, VIC, 3939**



**House For Sale**

Sunday, 18 August 2024

34 Leon Avenue, Rosebud, VIC, 3939

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Type: House**

## Renovators Delight - Work Needed

Developers or holiday makers take note, properties such as there are disappearing very fast indeed.

Sprawling over 20 squares of renovator's potential and resting on a fully fenced and level lot of some 766 sqm (approx.), the unique Peninsula home is within a few hundred metres of the "Lawson Park - Dog/ Off Leash Area" and recreation reserve.

This home represents an ever-fading opportunity to secure an entry level coastal property.

Located at the "Paris End" of Rosebud (approx.) 1.2km to the McCrae Plaza and (approx.) 1.1 km to the golden sands of Port Phillip Bay.

We are presenting a "renovators delight" offering of this classic Peninsula Beach house.

You may leave the car at home as you will have the opportunity to stroll almost everywhere.

Do a quick tidy up, paint and polish the boards or this home is ready to put your own stamp and style on it with a full renovation.

You can even rent it out or use as a "Close to the water" holiday retreat once rent compliant.

Features of this well located home include:

- Open plan kitchen/dining/living
- Separate family room
- Four bedrooms all with P.T.F. or E.T.F
- Three bedrooms with B.I.R's
- Generous bathroom
- Separate laundry
- Gas cooking
- Split system A/C
- Secure parking
- Undercover alfresco
- New roof and Colorbond roof
- Hot water service
- Fully fenced
- 9.0 x 6.0 four car garage/workshop

The highly sought-after location is at the gate of the Southern Mornington Peninsula so grab the opportunity to enjoy your new coastal beach house.

Don't forget the development and subdivision potential S.T.C.A.

With the right design you may even split this lot into two.

Here Today - Gone Tomorrow - Don't Miss Out!