

# 442 Waterfall Gully Road, Rosebud, Vic 3939



## House For Sale

Monday, 8 July 2024

442 Waterfall Gully Road, Rosebud, Vic 3939

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1165 m2**

**Type: House**



Paul Basso

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## **\$900,000 - \$990,000**

\* Possibilities for investors, developers and/or dual occupancy potential for large/extended family\* Spacious large level block - land size 1165m2 sub-division permit approved - separate driveway potential (no body corporate)\* 2 blocks - already fenced off and ready for Council plans & permits to split into separate tiles.\* The existing 3-bedroom house has a family bathroom (semi-ensuite) with a spa bath, gas log-effect fire, split-system air conditioning, and a 2/3 car carport with a storage area.\* The property has been split into 2 separate fenced blocks, 615m2 and 550m2. Both are still on the same title but ready to go to the council and split STCA. Access to the rear block and a 3-room bungalow with power and water is via a separate battleaxe entry.\* The front property is currently tenanted at \$450.00 per week till 22/6/2025. With Rosebud being less than an hour from Melbourne and near world-class wineries, golf courses, and fantastic beaches via the toll-free Peninsula Link, this property should be on top of your list. So, call now. You won't be disappointed. Whilst all reasonable effort is made to ensure the information in this advertisement is current, Basso Real Estate does not warrant the accuracy or completeness of the data and information contained in this advertisement and, to the full extent not prohibited by law, excludes all for any loss or damage arising in connection with the data and information contained in this advertisement. We always recommend that Buyers obtain a building and pest inspection report before making an offer to purchase.