

46 Avalon Drive, Rosebud, Vic 3939



House For Sale

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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 805 m2

Type: House



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\$1,300,000 - \$1,400,000

Discover your dream coastal retreat in the sought-after Rosebud South! Boasting an outstanding 4 bedrooms, 2.5 bathrooms, 2 living areas & 2 kitchens! This unique Peninsula home is unparalleled in quality and inclusions. With approximately 36 squares of free-flowing luxury on a landscaped 804 sqm (approx.) block, you'll relish the serene bush setting.

Downstairs Features: The master suite features carpet, split system air conditioning, a walk-in robe, and an ensuite with a rainwater shower head, vanity, and WC. The gourmet kitchen is equipped with a freestanding 900 mm gas cooktop, dishwasher, double sink, central island bench, and offers views of the rear and side yard. The home boasts multiple living areas, including an open plan kitchen, living, and dining area, and a rumpus room. The covered alfresco space is perfect for outdoor entertaining, complete with power and block out café blinds. Additional living spaces include a study.

Upstairs Features: Upstairs, the large open plan living zone is complemented by three additional bedrooms, one with a walk-in robe and the others with built-in robes. The family bathroom includes a bath and a shower with a rainwater shower head, along with a double vanity and a separate powder room. The enclosed alfresco area features an outdoor kitchen with an oven, sink, electric hot plates, dishwasher, ceiling fan, and block out café blinds, all overlooking the rear yard. Double sliding doors, fly screens, and a safety balustrade allow for seamless indoor-outdoor living.

Other Highlights include:

- Quality double blinds (block out and filter) are installed throughout the home
- Evaporative cooling, three split systems & central heating, a downstairs powder room
- Laundry with yard access and abundance of storage
- Solid retaining walls, artificial turf, native gardens, a cubby house
- Undercover remote controlled 10-person spa and seating area with louvre roof
- 7-foot Billiard table that can be converted to a table-tennis table
- Smart controller for split systems in both living rooms
- Smart lock door
- Smart light switches
- Wall mounted tv brackets and concealed power outlets
- Smart double lock up garage

Designed for grand-scale living with a spacious, free-flowing layout, this home will be the envy of your friends and family. Nestled close to walking trails, local schools, golf clubs, wineries, hot springs and the charming Waterfall Gully shops this stunning 4-bedroom home is just minutes from the beach, offering a perfect blend of convenience and tranquility. Don't miss out on the opportunity to make this your forever home!