

48 Rosamond Street, Balaclava, VIC, 3183

MATTHEWS.

House For Sale

Friday, 30 August 2024

48 Rosamond Street, Balaclava, VIC, 3183

Bedrooms: 3

Bathrooms: 1

Type: House

A SAFE BET IS THIS HIDDEN GEM IN BALACLAVA.

WELCOME HOME

Inspired by the old period home it replaced, this amazing home delivers first-class contemporary living all the way. For starters, it's freestanding. The facade is attractive. The floorplan is flexible. The features are impressive and there so much natural light you'll need your sunglasses at night. Add to this a brilliant cul-de-sac location 38 steps to Balaclava Station (we checked) along with buzz of Carlisle Street, choice of tram lines and St Kilda Beach all in easy walking distance.

THESE ARE YOUR NEIGHBOURS

COFFEE - BATCH, Wall Two 80, All Things Equal

EAT - Moonhouse, Bounty of The Sun, Pretty Little

TREAT - Glick's Bakery, Yo-Chi, Poppy And Seed Bagelr

DRINK - Balaclava Hotel, Ms. Carlisles, The Local Taphouse

WELLNESS - The Yoga Space, Hustle Wellness Club, Upstate Pilates

THE FINER POINTS

| Two main bedrooms with built-in robes | Mezzanine-style study/third bedroom | Bathroom with stone-top vanity and fully-tiled shower | Open living/meals area with vaulted ceilings | Exposed beams | Gas-log fireplace | Kitchen with stone benchtops | Stainless-steel cooking appliances | Dishwasher | Split-system heating/cooling | Solid hardwood floors | European laundry | Large attic storage space | Bi-folds to private north-facing back garden | Direct access to the ROW |

FINAL WORD

Forget the palaver. It's gotta be Balaclava.