

**69-71 Sixth Avenue, Rosebud, Vic 3939**



**House For Sale**

Tuesday, 2 July 2024

69-71 Sixth Avenue, Rosebud, Vic 3939

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Area: 775 m2**

**Type: House**



Paul Basso

0359811200

**\$960,000 - \$1,050,000**

Packed with potential, this original and untouched beachside property is set on a 775 sqm block of land and offers endless opportunities for families, investors, and home builders. Enjoy it as a beachside retreat or rental property while considering a future subdivision, multi-unit development, or a new single-build (STCA). The existing home comprises 3 to 4 bedrooms, 1 bathroom, a kitchen with a meal area, and a spacious lounge. The property is currently tenanted (which is why there are no internal photos) at \$2,086.00 pcm until 7/7/2025. This property is in its original condition and needs renovation if you wish to use it for your own purposes; however, the double block does offer the potential for subdivision or multi-unit development (Subject to Council Approval). It is located on a quiet street within walking distance of Rosebud's vibrant shopping precinct, cafés, bus stops, scenic bay trails, and the beach. YAWA Aquatic Centre and the M11 freeway are also easily reachable. With Rosebud being less than an hour from Melbourne and in immediate proximity to world-class wineries, golf courses, and fantastic beaches via the toll-free Peninsula Link, this Boat Shed 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 both a building and pest inspection report before making an offer to purchase.