

**92 Bellevue Avenue, Rosanna, Vic 3084**

**Nelson Alexander**

**House For Sale**

Wednesday, 19 June 2024

92 Bellevue Avenue, Rosanna, Vic 3084

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 657 m2**

**Type: House**



Annalise Newell  
0394902900



Nunzio Sulfaro  
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## **Auction \$1,395,000 - \$1,495,000**

Overflowing with class and character, this immaculate family sanctuary is a stunning reflection of its idyllic Rosanna address. Growing families will adore this sprawling layout with so much space to discover, paired perfectly with private alfresco entertaining and a prime location near all essential amenities. An inviting entryway welcomes you inside, first showcasing the polished timber flooring that gleams beautifully on the main floor. Split system air conditioning and ducted heating ensure total comfort across both floors of the home. Enjoy family meals in the expansive open plan living and dining area, or relax in the adjoining lounge with charming open fireplace. The well-appointed kitchen shines with Caesarstone benchtops, stainless steel appliances and a wealth of sleek glossy cabinetry. The luxurious main bedroom resides upstairs with an extensive walk-in robe and renovated private ensuite, sharing the floor with a spacious retreat for even further room to spread out and relax. Two additional bedrooms feature downstairs, one of which enjoys an ensuite of its own while the other delights in a tidy dressing room. Completing the home is a generous study/4th bedroom, an elegant family bathroom and a separate laundry with outdoor access. Step out to the magnificent outdoor entertaining deck featuring heated spa with covered alfresco, BBQ facilities and so much room for your guests to unwind! Low-maintenance gardens surround the block for fantastic privacy, with secure parking provided in the remote-control garage with workshop, internal access and an extra car space in the driveway. Walk mere footsteps to the local café, beloved Rosanna Primary School and the tranquil Rosanna Parklands. It's a short stroll down to Rosanna Village for friendly shops, cafés and city trains, with one stop down to Heidelberg's busy Burgundy Street and three stops to the trendy restaurants of Ivanhoe Village. Also within minutes are La Trobe University, Northland Shopping Centre, Austin/Mercy Hospital, esteemed public/private schools, prized golfing and cycling trails on the Yarra, and easy access to the upcoming North East Link.