

**95 Seventh Avenue, Rosebud, VIC, 3939**



**House For Sale**

Sunday, 18 August 2024

95 Seventh Avenue, Rosebud, VIC, 3939

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Matthew James

0359864900

## **Seventh Heaven**

So close to Rosebud's gently lapping shoreline you can stroll there in your thongs, this coastal escape showcases a rare opportunity to secure your very own beach abode to escape the rat-race on weekend getaways.

Set on a corner 385m<sup>2</sup> (approx) allotment with great accessibility to front and rear of the property, the existing three/four-bedroom residence has been fully renovated with a well-endowed floorplan.

Surprisingly spacious with two large living areas, the dimensions are further enhanced with the excellent natural light via a north-facing aspect, while a newly installed central kitchen-diner parades timber bench tops and a freestanding gas stove.

The generously sized bedrooms peppered down the hall share a full family bathroom with shower/tub combo, which includes gas heaters, airconditioning and sublevel storage.

Walking distance to Rosebud Primary School, Rosebud Plaza, restaurants, takeaways and cinemas and backdropped by the hinterlands of Arthurs Seat with bushland walking trails and golf courses, the property is teeming with potential for a holiday home, investment property or family home in a blue-chip beachside location.

Currently rented until December 2023 at \$550 per week (amazing tenants)