

**1/2 Braidwood Avenue, Rosebud, VIC, 3939**



**Unit For Sale**

Sunday, 18 August 2024

1/2 Braidwood Avenue, Rosebud, VIC, 3939

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Low Maintenance Home in Beachside Location

Introducing this low maintenance 2-bedroom home situated in a prime position just steps away from the glistening water of Port Phillip Bay. Located at the front of a peaceful group of only three units, this property offers a tranquil living environment that is sure to impress.

The convenience of this location cannot be overstated. You'll find yourself within a short walk to the Rosebud Plaza Shopping Centre and Medical Centres, providing easy access to all your shopping and healthcare needs. With such proximity to essential amenities, there's no need for a car.

Highlights include:

- Entrance foyer
- Two generous bedrooms with built-in robes
- A large kitchen featuring stainless steel appliances and a corner pantry, making meal preparation a breeze.
- A spacious family bathroom that also serves as a semi-ensuite, offering convenience and privacy
- A separate toilet for added convenience
- In addition to the formal living room, there is an open plan meals/dining area, creating a versatile space for entertaining or relaxation.
- An abundance of cupboard and storage space
- Enjoy the outdoors in the alfresco area, perfect for relaxation or hosting guests
- The property is equipped with gas ducted heating and a split system, ensuring comfort throughout the year

This property caters to a variety of buyers, including investors, holiday buyers, and downsizers seeking a property in an unbeatable location. Its close proximity to the foreshore, hospital, shops, and cafes adds to its appeal, offering a comfortable and convenient lifestyle.

Notably, this property also presents an excellent investment opportunity. With a reliable and long-term tenant already in place, investing in this property could yield an instant rental return.