

**4/40 Station Road, Rosanna, VIC, 3084**



**Unit For Sale**

Thursday, 10 October 2024

4/40 Station Road, Rosanna, VIC, 3084

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## Walk to Everything from Your Modern Townhouse

Situated a hop, skip or jump away from Rosanna Station and neighbouring the luscious Station Road park, this modern townhouse offers a slice of serenity in a winning location.

Step inside to a private first level that features a spacious bedroom with built-in robe and en-suite, access to the separate laundry, as well as the garage and a versatile storeroom.

Head upstairs to the main living zone where timber floors and an abundance of natural light flow throughout a spacious open plan lounge, dining and impressive kitchen precinct. Floor-to-ceiling sliding doors reveal a private and spacious balcony with views to the park, making this zone ideal for wining and dining guests in privacy.

Home cooks will adore the magazine worthy kitchen, appointed with stone benchtops, stainless steel appliances and ample storage.

Round the corner to the stunning second bathroom with stone finished vanity and floor-to-ceiling tiles. Adjacent, the main bedroom with built-in-ropes.

Split-system reverse-cycle heating/air-conditioning, built-in storage, a garage and the private balcony are valued additions to a property that could not be better placed.

Stroll to Rosanna Station, the soon-to-be Woolworths, Rosanna Parklands and all the cafes and shops you need along Beetham Parade and Lower Plenty Road. Within walking distance too is Warringal Shopping Centre, Heidelberg Station, the Austin Hospital and Birrarung Park.