



## 1 Mount Arthur Avenue ROSEBUD VIC

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Step into a delightful residence built for comfort and full of potential.

Just a minute's stroll to the local shops situated just off Waterfall Gully Road is this superb property perfect for family living or investment.

Situated on a magnificent allotment of 956m2 approx with subdivision potential (STCA) in a charming contemporary setting, this stunning brick veneer home features landscaped gardens, a lovely paved and covered outdoor entertainment area, also featuring an enormous 4 car garage for tinkering with the boats, project cars or jet ski's plus a two car carport.

This gorgeous home comprises three comfortable sized bedrooms with built in robes, master bedroom with built in

**Building Size** : 2 sqm  
**Land Size** : 956 sqm  
**View** : <https://www.ypa.com.au/7392285>