



## 13 Warranilla Avenue ROSEBUD VIC

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Value-packed and in a sought after pocket of central Rosebud, this quality built, solid brick residence enjoys a quiet, yet convenient location. On a near level allotment of 774sqm (approx.), this single level residence is ideal as is, or allows you to add your own cosmetic touches over time. Generously proportioned rooms include three bedrooms, two bathrooms and a study, coupled with spacious living zones that boast seamless access to the outdoor entertaining area. Enjoy the lifestyle benefits of being within walking distance to The Plaza, the beach and the Bay Trail, all less than 900m away (approx.). Extras include double car accommodation, bore water system, shedding and a 2700 litre rain water tank. Perfectly positioned for holiday home buyers, permanent residents or savvy investors, this solid home is poised for growth and geared for beachside enjoyment.

**Land Size** : 774 sqm

**View** : <https://www.ypa.com.au/7392492>



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