



**8/769 Point Nepean Road ROSEBUD VIC**

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Nestled in a blue-chip position with the tranquil waters of Port Phillip Bay just footsteps away, this generously proportioned three bedroom unit is sure to provoke interest from investors, permanent residents and those seeking an ideally located holiday holding. Further enhanced by its proximity to McCrae Plaza, with its eateries, supermarket and other amenities an easy stroll away (400m approx.), perfect for the morning coffee and everyday needs. Freshly painted, the spacious kitchen and living area is light and bright and enjoys the year round comforts of gas heating and split system cooling. A DLUG with external access to the rear adds to the appeal, whilst the undercover alfresco area and low maintenance gardens provide the ideal space for seaside entertaining. Perfect as is, or allowing further scope to modernise, this villa is only metres to the water's edge and provides the astute buyer the McCrae lifestyle without the prohibitive price tag.

**View :** <https://www.ypa.com.au/7392518>



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