



## 35 Rosalie Avenue DROMANA VIC

2 1 4

Decisions, decisions....what a wonderful choice to ponder regarding this generous beachside property. Sitting on over 700 sqm\* and just over a kilometre to the shops and and approximately 750m to the shore, dont miss this incredible opportunity to secure a prime coastal allotment.

### Featuring:

- Large, level allotment of 711 sqm\*
- Elevated property in a sought-after pocket with views to Arthurs Seat and surrounds
- Two bedrooms (both robed) and one bathroom
- Light and bright living zones in neutral tones
- Heating and cooling
- Garaging for four vehicles
- Easy stroll to the beach, shops and eateries

This property provides an opportunity to construct two sought-after beachside homes (STCA) and is currently securely let, allowing you to generate an income whilst you

**Land Size** : 711 sqm

**View** : <https://www.ypa.com.au/7392841>



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