



45 Mount Arthur Avenue ROSEBUD VIC

4 2 2

Turn key property located in a quiet pocket of Rosebud, off Waterfall Gully Road, just minutes away from the blue waters of Port Phillip Bay. Spacious open plan living ideal for families and entertaining.

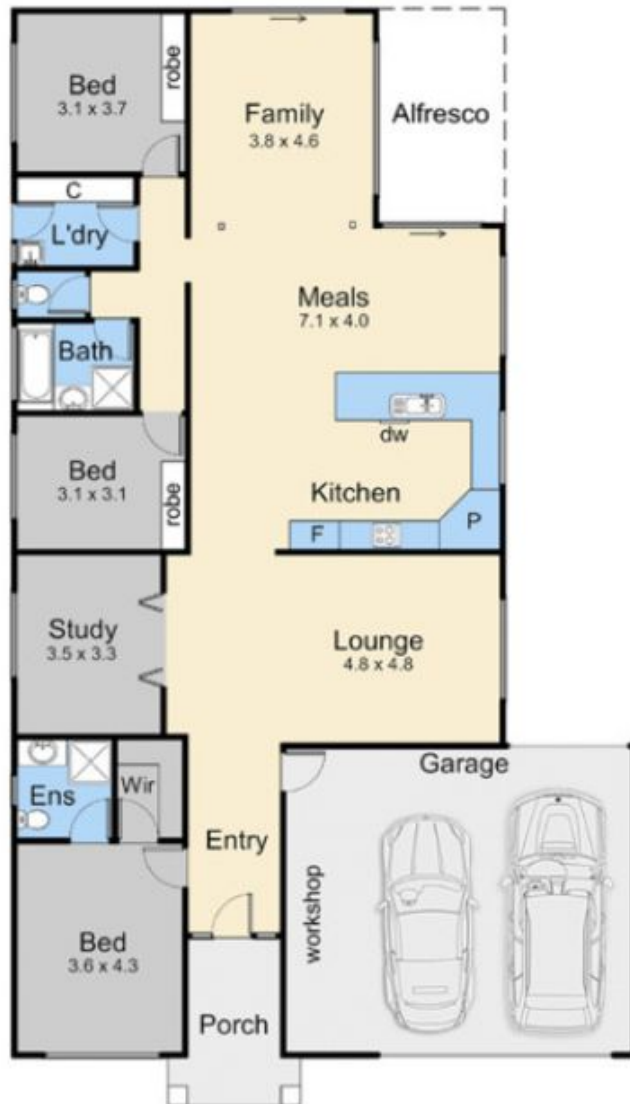
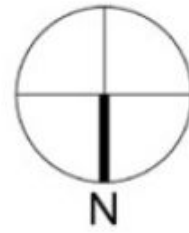
Land Size : 603 sqm
View : <https://www.ypa.com.au/7395342>

Featuring:

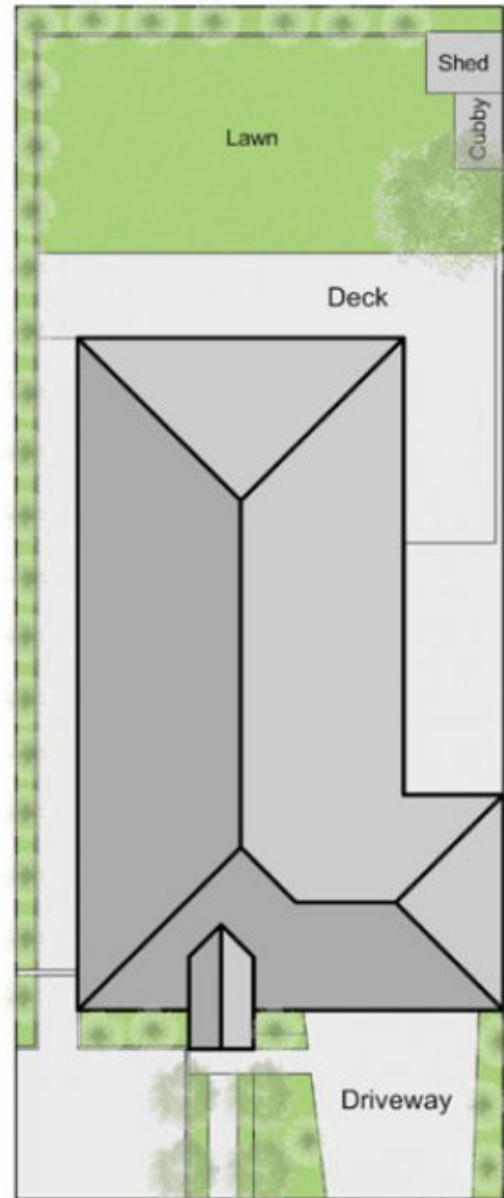
- Light filled home complete with ducted heating plus evaporative cooling
- Plentiful cupboard space in the kitchen which is equipped with a gas cooktop and electric oven
- Seamless connection from indoors to the outdoor alfresco, making entertaining a dream
- Expansive master bedroom serviced by a generous walk in robe and ensuite
- Bedrooms two and three are carpeted and enjoy built in robes



Monica Paige
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Floor Plan



Site Plan

45 Mount Arthur Ave, Rosebud

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations. Produced by **realtymatters** (03) 5970 2222