



## 69 Fourth Avenue Rosebud VIC

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Nestled in the charming suburb of Rosebud, this delightful 2-bedroom, 2-bathroom home offers the perfect blend of charm and convenience, with the potential to add value.

Just 600 metres from the beach, this property is an ideal coastal retreat. Situated on a 390m<sup>2</sup> block, the home features a spacious undercover alfresco deck that overlooks a fully fenced backyard, providing privacy for relaxation and entertaining.

Inside, the open plan kitchen and living area boasts a cosy wood fire heater, creating a warm and inviting atmosphere. Additionally, the well-appointed living spaces include a separate rumpus room at the front of the house, which can easily serve as a third bedroom or accommodate a home business, offering versatile options for your lifestyle needs.

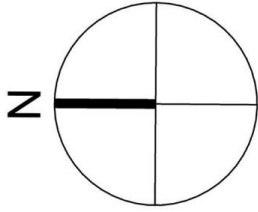
**Price** : \$ 570,000  
**Land Size** : 390 sqm  
**View** : <https://www.ypa.com.au/8090652>



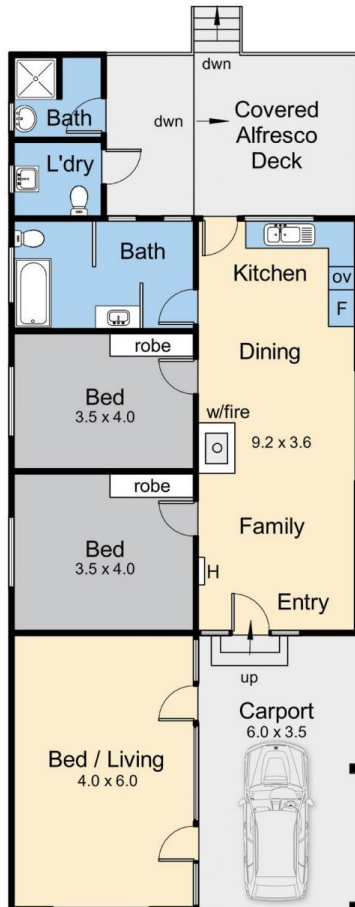
**Ryan Oswald**  
0402 720 822



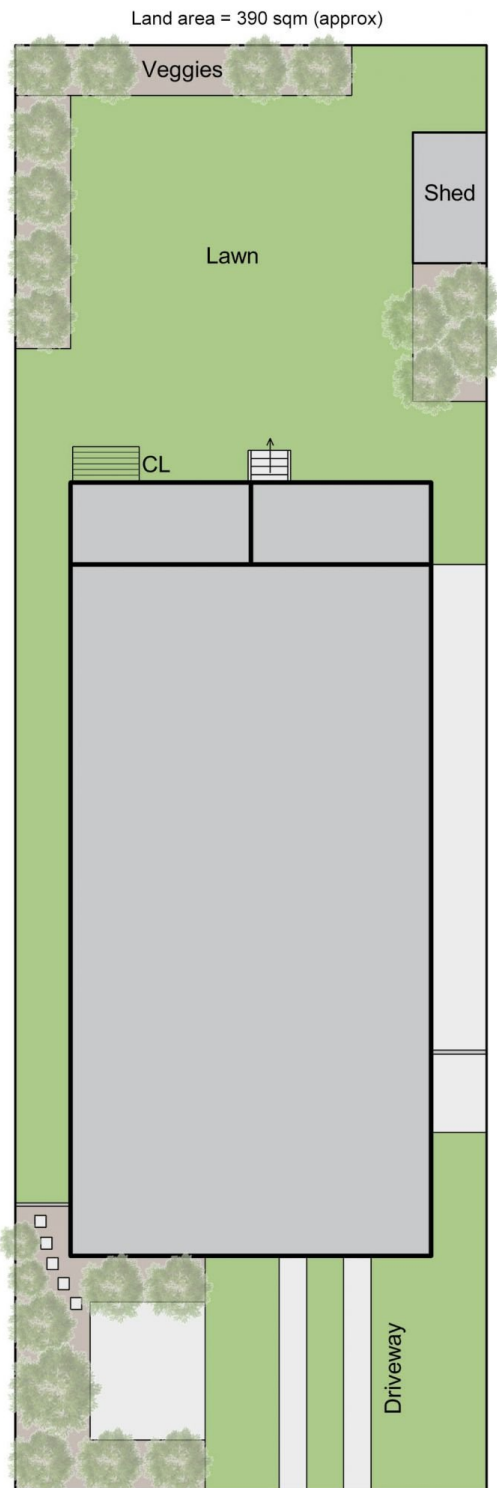
**Nancy Crupi**  
0413 969 284



Internal area = 10.8 squares (approx)  
 Alfresco area = 2.2 squares (approx)  
 Carport area = 2.2 squares (approx)  
 Total area = 15.2 squares (approx)



Floor Plan



Site Plan

## 69 Fourth Avenue, 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 **realitywriters** (03) 5970 2222