

## 13 Sunningdale Road Rosebud VIC

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Located on a highly sought-after street bordering McCrae, this exceptional 4-bedroom home is perfect for family living. With its spacious design and premium features, this residence is not just a house but a home waiting to welcome you!

**Price** : \$1,090,000 - \$1,190,000  
**Land Size** : 593 sqm  
**View** : <https://www.ypa.com.au/8117106>

### Key Features:

- ? 4 Bedrooms: Spacious master with ensuite and walk-in robe, plus three additional bedrooms with built-in robes and ceiling fans.
- ? Living Areas: Enjoy two expansive living spaces equipped with split system air conditioners.
- ? Gourmet Kitchen: Entertain in style with a large breakfast bar, stainless steel appliances, 900mm oven, 5-burner stove top, and a walk-in pantry.
- ? Bathrooms: Two well-appointed bathrooms, including one



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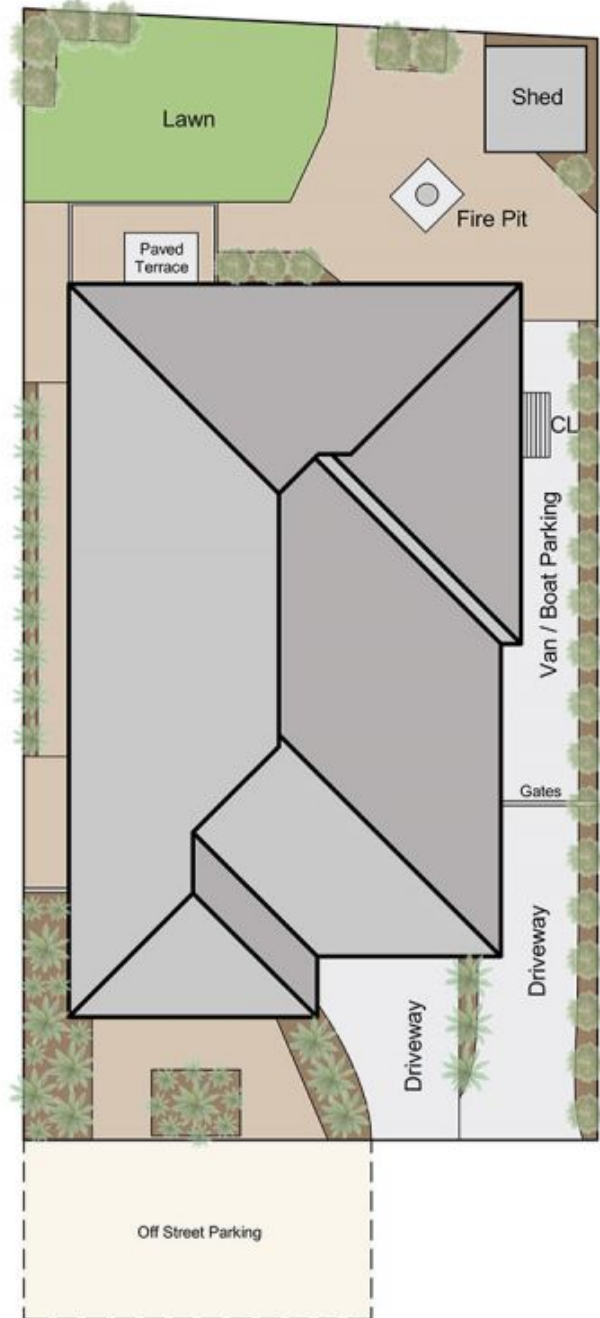




Internal area = 18.8 squares (approx)  
 Alfresco area = 2.4 squares (approx)  
 Garage area = 3.8 squares (approx)



Floor Plan



Site Plan

## 13 Sunningdale Road, 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