



Discover Your Coastal Retreat!



23 Windella Avenue, Rosebud

Sold for \$720,000 (Feb 20, 2025)

This modern three-bedroom, two-bathroom home in the heart of Rosebud is a true treasure. Perfectly situated on a low-maintenance 333m² (approx.) block, this light-filled gem is ideal for downsizers and retirees seeking a stress-free coastal lifestyle.

Surrounded by lush, private gardens and located just a short stroll from Rosebud Plaza, beach, cafes and medical centers, this property offers the ultimate in convenience and relaxation.

The thoughtfully designed floorplan features three bedrooms with built-in robes. The master suite at the front of the home boasts a walk-in robe and a stylish ensuite, while the main bathroom includes a bath and a separate toilet, ensuring comfort for family and guests alike.

The spacious, modern kitchen showcases sleek white cabinetry, stone benchtops, gas cooking, and a dishwasher, making meal preparation a breeze. The open-plan living, dining, and kitchen area is bathed in natural light and flows effortlessly through glass sliding doors to a covered alfresco area. The outdoor space, set within a private garden, is perfect for enjoying your morning coffee or hosting BBQs with loved ones.

Additional highlights include:

Property ID:	L22243254
Property Type:	House
Garages:	1
Land Area:	333.0 sqm

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- Single remote lock-up garage with internal and backyard access
- Solar panels for energy efficiency
- Gas ducted heating and a split-system air conditioner
- No body corporate, offering complete independence
- Own title for peace of mind
- With an estimated rental return of \$460-\$500 per week, this is not just a home but an exceptional

investment opportunity.

Don't miss your chance to embrace a relaxed coastal lifestyle in this modern haven!

PRIVATE INSPECTION APPOINTMENTS AVAILABLE – Call me to arrange