



## 59 St Andrews Avenue ROSEBUD VIC

3 2 2

Nestled amidst an exclusive neighbourhood above Bay View Golf Course stands an opportunity to acquire an iconic holiday home where an elevated living experience offers comfortable amenities amongst a back-drop of Port Phillip Bay.

Rich in potential and position, the three-bedroom 2-bathroom floorplan invites the golden glow of the afternoon sun across its bay-facing entertaining domain, where vaulted timber-lined ceilings help to create a spacious atmosphere. Featuring a central kitchen with dishwasher and combined electric cooker, the two-living zone configuration is enriched by an open dining space and a full-length covered alfresco, offering a view where treetops touch the sea. Equipped with a double carport, large under house storage,

**Type** : House  
**Price** : \$1,150,000 - \$1,250,000  
**Land Size** : 890 sqm  
**View** : <https://www.mcewingpartners.com/sale/vic/mornington-peninsula/rosebud/residential/house/8277887>



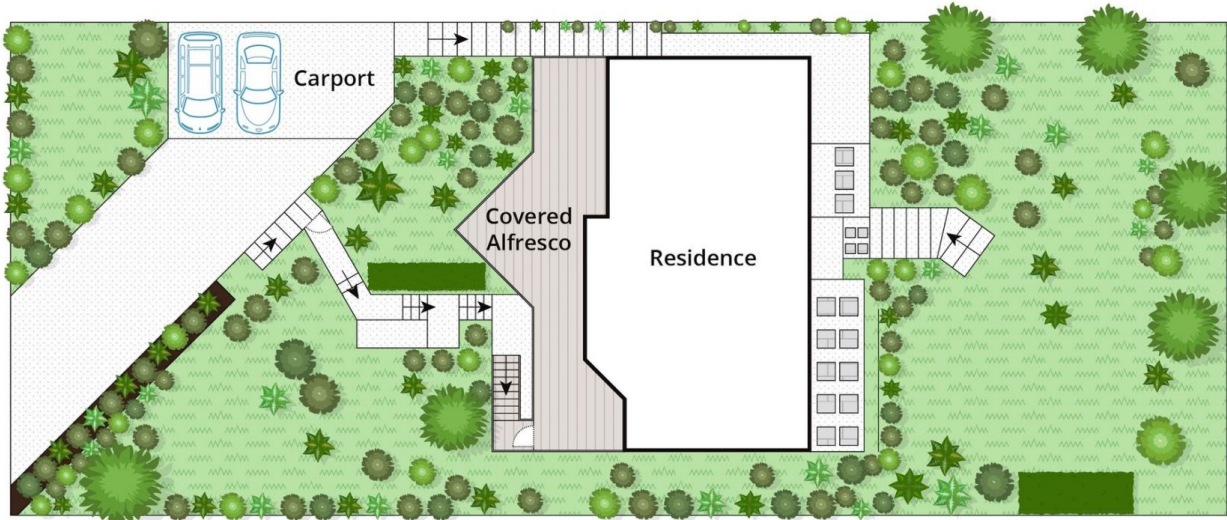
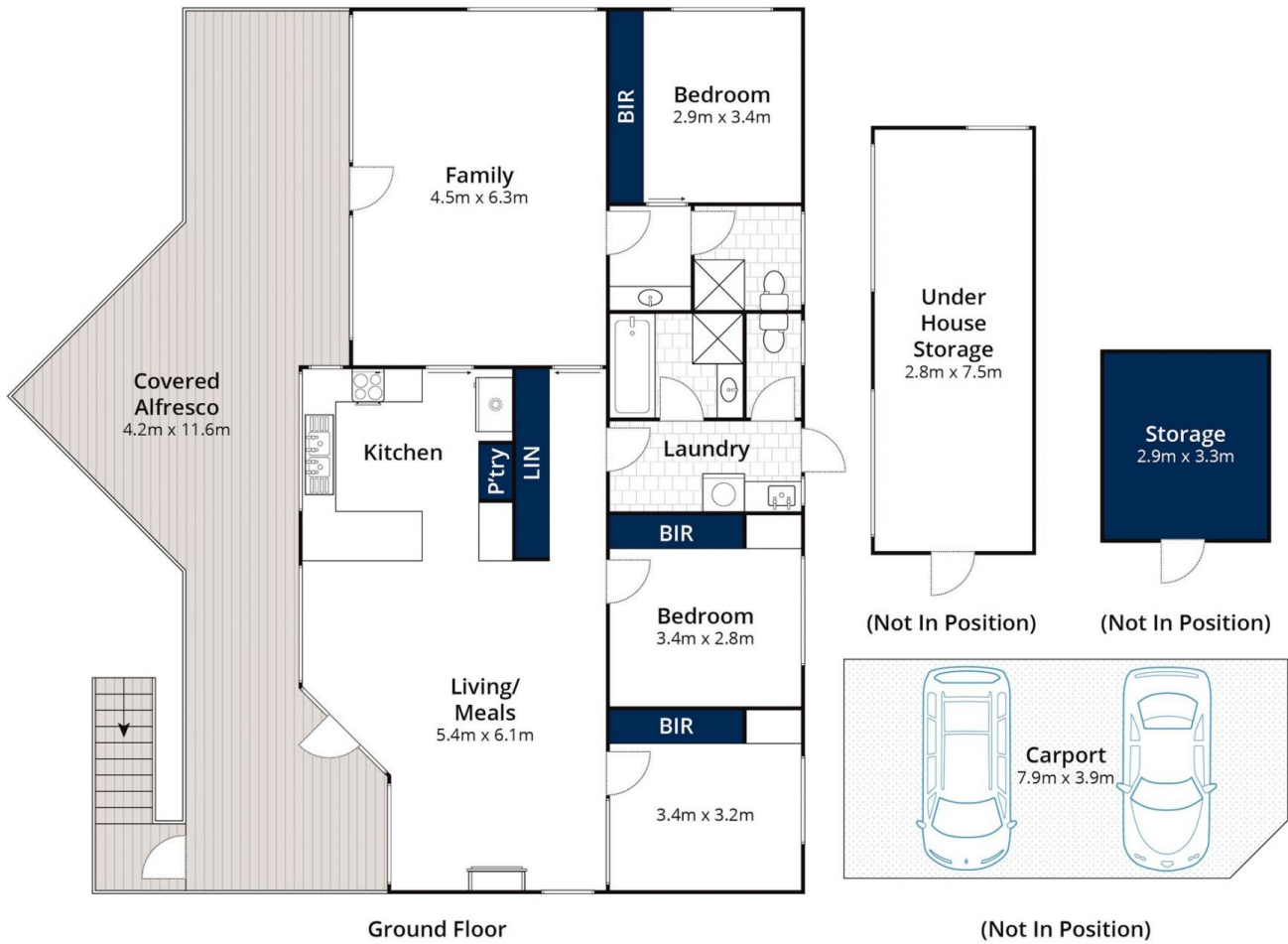
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Approx House Area 130m<sup>2</sup>  
Approx Land Area 890m<sup>2</sup>

Whilst [bwr.com.au](http://bwr.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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