

12 Rosedale Parade, Rosedale, NSW, 2536



House For Sale

Thursday, 31 October 2024

12 Rosedale Parade, Rosedale, NSW, 2536

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House

Coastal Sanctuary at Rosedale

If you've been dreaming of an idyllic coastal lifestyle this delightful Rosedale cottage offers a true escape blending riverside tranquillity with beachside living. Tucked behind a private, gated entrance, this charming home greets you with lush, bird-filled landscaped gardens and sunlit interiors that radiate warmth and timeless appeal. Set on an expansive 879 m² block backing Saltwater Creek, it is a flat 200m stroll to the golden sands and crystal-clear waters of Rosedale Beach.

The light filled open-plan living area with sought after northerly aspect has a pretty outlook across the patio and lawn perfect for children and pets at play. The soaring timber-clad ceilings and full-length windows create a warm, inviting ambience. Expansive glass doors flow seamlessly to the patio with picturesque views and a peaceful treed outlook - a perfect spot to unwind and connect with nature. Centrally placed the well-equipped kitchen with plenty of bench space is at the heart of the home. Louvered windows invite fresh coastal breezes, while the slow-combustion fireplace offers cosy warmth, ideal for cooler coastal evenings. Both bedrooms are designed with comfort in mind, complete with ceiling fans and built-in robes. Offering a peaceful retreat for beach and nature lovers alike, this charming home is all about embracing the beauty and tranquillity that is on offer at Rosedale.

Properties with this location, aspect and charm are rare to the market - a true coastal gem offering privacy and tranquillity by the seaside. Please contact Pat Jameson to arrange a private inspection.

Features include:

- Built in 1991 only one owner - builder David Mihelcic
- North-facing single level home
- Painted externally and internally 5 years ago
- Soaring ceilings with wall-to-wall glass sliding doors to capture the northerly sun
- Open plan living - ceiling fans and gas points in dining and living
- Slow combustion fireplace in living (enough cut wood in shed for next Winter)
- Well-equipped kitchen with freestanding gas cooktop, electric oven, dishwasher and double pantry
- Beautiful private easy-care landscaped gardens
- Water tank - water from roof to water the gardens (has its own pump)
- Detached single garage and garden shed
- 14 solar panels - 5.18KW
- Solar hot water system
- Special steel manufactured gutter guard - only need to blow leaves off
- Built-in-robes and ceiling fans in both bedrooms
- Separate bathroom and toilet
- Laundry with external access and linen press
- Land Size 879 m²
- Rates \$3,168.56 p/a
- Potential rent \$475 - \$525 p/w