

60 Yowani Rd, Rosedale, NSW 2536

\$1,800,000

House 3 3 3



## Beach Views

Perfectly positioned in the peaceful seaside pocket of Rosedale, this stunning near new residence captures sweeping ocean vistas and offers effortless access to the golden sands of Rosedale Beach, Little Beach, Jimmies Island and miles of unspoiled coastline beyond.

Thoughtfully designed to embrace its breathtaking surroundings, the home invites you to relax beneath the undercover alfresco deck, where you can watch rolling waves, migrating whales, and majestic sea eagles drifting across endless blue skies. Upstairs, expansive cathedral ceilings and a spacious open plan layout create an incredible sense of light and air, while wide openings allow the gentle coastal breeze to flow freely throughout the home.

Spotted gum timber floorboards and crisp neutral white interiors deliver a timeless coastal aesthetic, complementing the natural beauty just beyond your doorstep. The clever and versatile floor plan provides exceptional flexibility, with the upper level serving as your private retreat, while the fully self contained one bedroom flat downstairs offers outstanding potential for holiday accommodation, permanent rental income, or guest quarters.

Both levels are finished to a high standard, featuring quality appliances, reverse cycle air conditioning, and BIRs in all bedrooms for comfort and convenience year round.

Set on a flat, usable block, the property also provides ample rear space to further enhance, landscape, or create your own outdoor vision.

Whether you're seeking a permanent coastal sanctuary, an income producing investment, or the ultimate lifestyle escape, this exceptional property delivers on every level.

## Highlights

- \* Sweeping beach, ocean and coastline views
- \* Easy access to Rosedale Beach, Little Beach and nearby beaches
- \* Near new house
- \* Spacious open plan living with cathedral ceilings

## Listed By

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**Open for Inspection**

By Appointment.

