

**107 Melbourne Road, Rye, Vic 3941**



**Sold House**

Friday, 18 August 2023

107 Melbourne Road, Rye, Vic 3941

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 628 m2**

**Type: House**



Paul Cunnington  
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Thomas Solunto  
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**\$650,000**

Set back from the street and ideally located between the front and back beaches, walking distance to the PJ Rowley Reserve with the Rye Football and Tennis Clubs, is this updated beach house set on a generous allotment of 628sqm. Upon entering the house, you will be surprised by the size of the open plan living and dining area with exposed beams and equipped with a free-standing gas log fire and new split system air-conditioning. The stylish kitchen offers a 900mm Smeg free standing oven, dishwasher and is topped off with quality cabinetry and waterfall stone benchtops over the peninsula breakfast bar. The second living area, currently set up as a games room, is flooded with an abundance of natural sunlight, and all living zones flow effortlessly onto the private and sun-drenched alfresco deck that can easily accommodate the outdoor setting for 10, the BBQ and has tree top views. Both bedrooms have built in robes and are serviced by a modest bathroom and laundry. When buying this home, you will also benefit from the approved plans and permits to build a four-bedroom, two-bathroom, dual living zone house. Being in the sought after suburb of Rye, close to everything the peninsula has to offer, and with public transport on your doorstep, this home will appeal to first home buyers, those looking for a beach house, and the astute builder / investor alike.