

# 11 Dorothy Street, Rye, Vic 3941



## House For Sale

Thursday, 19 October 2023

11 Dorothy Street, Rye, Vic 3941

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 4

**Area:** 864 m2

**Type:** House



Tim Bradler

0400312412

**\$2,150,000 - \$2,350,000**

Architect designed and exquisitely crafted with a suite of high-end finishes, this breathtaking contemporary coastal hideaway pairs a villa-inspired aesthetic with an enviable ocean-side location just steps to the sandy beach track spilling down to the breakers of Number 16 ocean beach. A builder's-own home on the market for the very first time, the single-level residence masters a seamless fusion between indoor and outdoor spaces, while the north-facing orientation on the 864m<sup>2</sup> (approx) allotment harnesses radiant natural light and passive-solar design principles bolstered by louvre windows throughout inviting temperate cross-breezes. Elegant tallowwood timber flooring and a roaring open fireplace define the spacious living and dining zone, which is anchored by a contemporary kitchen with cascading-stone breakfast island, a slide-out pantry and Smeg stainless-steel appliances including a 900mm oven, gas cooktop and dishwasher. An entire wall of double-glazed bifold doors glide open to an ironbark deck with built-in Beef Eater barbecue kitchen, an alfresco fireplace, a balmy heated swimming pool, steamy spa and a northerly aspect to deliver the most heavenly setting to open a bottle of local wine with friends as dinner cooks on the barbecue. The villa-style luxury continues in the stunning master suite, which pampers with a full ensuite with step-in rain shower and bathtub, a fitted walk-in robe, brand-new wool carpeting and sliding glass doors opening directly to the pool. Just 500m to 16 Beach General Store and a short drive to golf courses, hot springs, Rye town centre and Blairgowrie village, the residence also comes with hydronic heating, split-system airconditioning, an outdoor shower and a full second bathroom with ensuite-style access off the guest bedroom. Cocooned behind an electronic gated entry for lock-and-leave security, the property also offers garden lighting, a watering system, 16,000L rainwater tank, an oversized single garage / store room and a garden shed, while its popularity on the holiday-rental market promises lucrative returns for investors in this coveted coastal location. To be notified when inspections of this property are available, to be sent a copy of the Contract and advised of property updates and; immediate notification of new listings including off market opportunities, simply submit an enquiry on this page. Belle Property is proud to be offering this property for sale. For further information, please contact Tim Bradler on 0400 312 412 [tim.bradler@belleproperty.com](mailto:tim.bradler@belleproperty.com) Disclaimer: Whilst every care has been taken in preparing the property information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.