

# 2 Lillian Street, Rye, Vic 3941

PLACE COASTAL

## House For Sale

Tuesday, 11 June 2024

2 Lillian Street, Rye, Vic 3941

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 850 m2

Type: House



Prue Jones

0419352439

**\$1,495,000 to \$1,595,000**

2 Lillian Street, Rye is a brick, three bedroom plus study, single level home located in one of 16th Beach's most tightly held streets. Just 300m to 16th Beach General Store, the 7 year old property has been built by the current owner and features many characteristic qualities that buyers search for. Features such as solid timber flooring, lock up remote garage with internal access behind electronic (with solar panel to a battery) gates, double glazing to south facing lounge area, a large master bedroom with walk in robe and ensuite and two further spacious bedrooms plus a dedicated study annexed by a family bathroom, sep wc and family size laundry. The central hub of the home is bright, warm and inviting. Centred by a substantial family kitchen with composite stone benches and large island bench, a large walk in pantry and 900m oven and cooktop, the home would make an ideal permanent residence or a lock and leave coastal holiday home. The surf can be heard from the home adding to its coastal feel and ambiance and landscaping is generous yet low maintenance. Spotlessly clean and beautifully maintained, this home has been immaculately maintained with additions such as bore water, connection to mains sewer and gas boosted solar hot water, gas central heating additional parking on site for a caravan or additional vehicles all on this low maintenance 850m<sup>2</sup> approx allotment.