

**20 Wollert St, Rye, VIC, 3941**

**Sold House**

Friday, 14 April 2023

20 Wollert St, Rye, VIC, 3941

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jayden Seers



Steve Granger

## Quiet Coastal Living

Framed with a quintessential scene of mature ti-tree this original holiday residence offers a simplistic floorplan with endless scope to redesign a coastal dream. Positioned between the glistening coastlines of Rye's front and back beaches, this peaceful pocket sits only moments from the bustle of a celebrated holiday destination.

Inspiring future development within a peaceful neighbourhood, the gentle undulations of Rye's landscape reveal The Peninsula Pantry cafe just 100 metres away. With opportunity to maximise the 623m<sup>2</sup> (approx.) allotment, explore scope to design a luxurious retreat (STCA) creating a space for friends and family to enjoy the summer sun.

Set within a corner allotment, the current residence reveals a low-set design with a wealth of internal timber textures. Combining living and dining as one, the open-plan space adjoins the kitchen where tiled benchtops and a breakfast bar complete the offerings.

Down the hall, three bedrooms present built-in robes centering around the deep burgundy tones of the original retro bathroom. Adjoining this zone, the wet area extends a W/C and laundry with ample space to enhance the current floorplan with minimal impact.

The current orientation prioritises yard space with direct street access surrounding a dual lock-up garage in a central position between the sprawling coastlines of the Mornington Peninsula.