

**21 Ballabil Street, Rye, Vic 3941**

**Sold House**

Monday, 14 August 2023

**21 Ballabil Street, Rye, Vic 3941**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 963 m2**

**Type: House**



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**\$1,500,500**

ENTER VIA DERWIN LANE With bay views and an exclusive position nestled away and full of contemporary refinement, this superb four-bedroom home plus study is pure holiday heaven located in a private cul de sac, a mere 600m (approx.) walk to the Rye Main Street and Foreshore. There is plenty of room for the whole family to enjoy the beachside lifestyle in total comfort. As you enter the home welcomes you into a traditional entry foyer and flows through to a living/ rumpus room, three bedrooms all with built in robes, family bathroom and sizeable laundry. A floorplan perfectly designed to maximise its position- as you continue upstairs the open plan living/ dining are perfectly positioned to soak in sun from the north facing orientation and are primed for entertaining opening out to the covered alfresco balcony and overlooking the beautiful bay views beyond. A stately well appointed kitchen features Italian Stone benchtops, wine storage, double oven and overhead cabinetry. The master bedroom also enjoys bay views and access to the balcony and ensuite. Upstairs is completed by a study/fifth bedroom and third living area with lift. With endless additional features the home also boasts; split system heating/ cooling, solar panels, water tanks, well manicured gardens and lawns, dual access to the front and rear of the home with electric gate to the front and driveways connecting the double lock up garage and carport. With no compromise in quality nor position, this is a rare offering to purchase your dream beach home in the heart of Rye.